



Attractive double fronted detached property in a small residential development in Moneyreagh

Impressive entrance hall with a wood effect tiled floor and feature staircase lighting

Lounge with a feature fireplace and wood block effect flooring

Large open plan kitchen, dining and family room spanning over 30ft long

2 

4 

3 







Modern kitchen with granite work tops, a feature  
 centre island and high end appliances  
 Family area with a wood burning stove and a feature  
 vaulted ceiling  
 Utility room with superb storage and a guest wc  
 Four well proportioned bedrooms - master with an en  
 suite shower room  
 Family bathroom with a separate shower cubicle  
 Large floored roof space accessed via a Slingsby  
 ladder  
 Double glazed sash style windows  
 Concrete floors upstairs to help with noise reduction  
 Under floor heating to ground floor (oil fired central  
 heating)  
 Air recirculation system/ Pressurised water system  
 Private south facing landscaped garden to rear laid in  
 Tobermore paving stones and artificial grass  
 Tarmac driveway leading to a detached garage  
 An excellent EPC rating of B85  
 Within 10 minutes drive to East Belfast and 20  
 minutes to Belfast City Centre  
 5 minute walk to Post Office, Auld House pub, local  
 primary school and play park



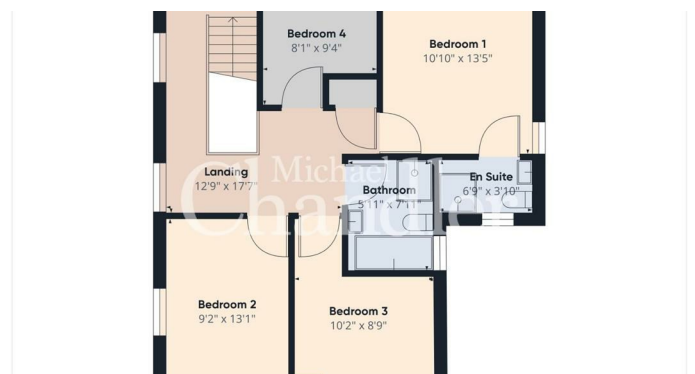
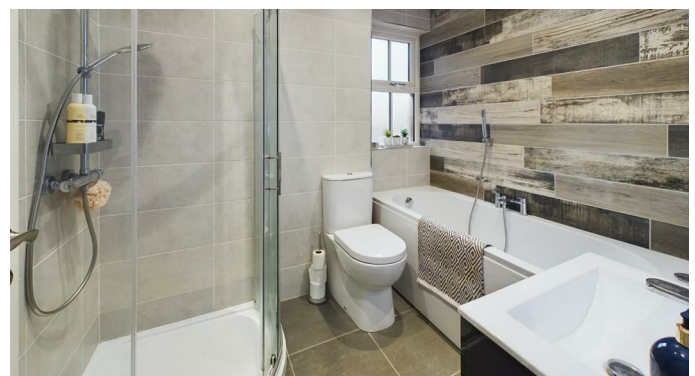
## Picture Perfect!

Situated in a small exclusive development of only 8 houses, this attractive double fronted property was built approximately 6 years ago. The property sits at the entrance to the development and benefits from views over surrounding fields to the side of the property, as well as a south facing rear garden. Some noteworthy features of this property include Sash style windows, solid concrete floors on both levels, under floor heating to the ground floor, granite work tops in the kitchen as well as a stylish island set in a contrasting colour.

Inside the property comprises a spacious entrance hall with a wood effect tiled floor, a bright and spacious lounge with a sandstone fireplace, a modern fitted kitchen with a range of high end integrated appliances including an attractive mantel with built in extractor, a feature centre island/ breakfast bar and stone worktops throughout. The kitchen flows into a dining area with a bay window and in turn into a living area with a large vaulted ceiling. Downstairs is completed by a useful utility room with plumbing for white goods and a guest wc located off the entrance hall. Upstairs offers a gallery style landing, four well proportioned bedrooms, the master with an ensuite shower room and an additional family bathroom with a separate shower cubicle. There is also a large roof space which is accessed via a Slingsby style ladder.

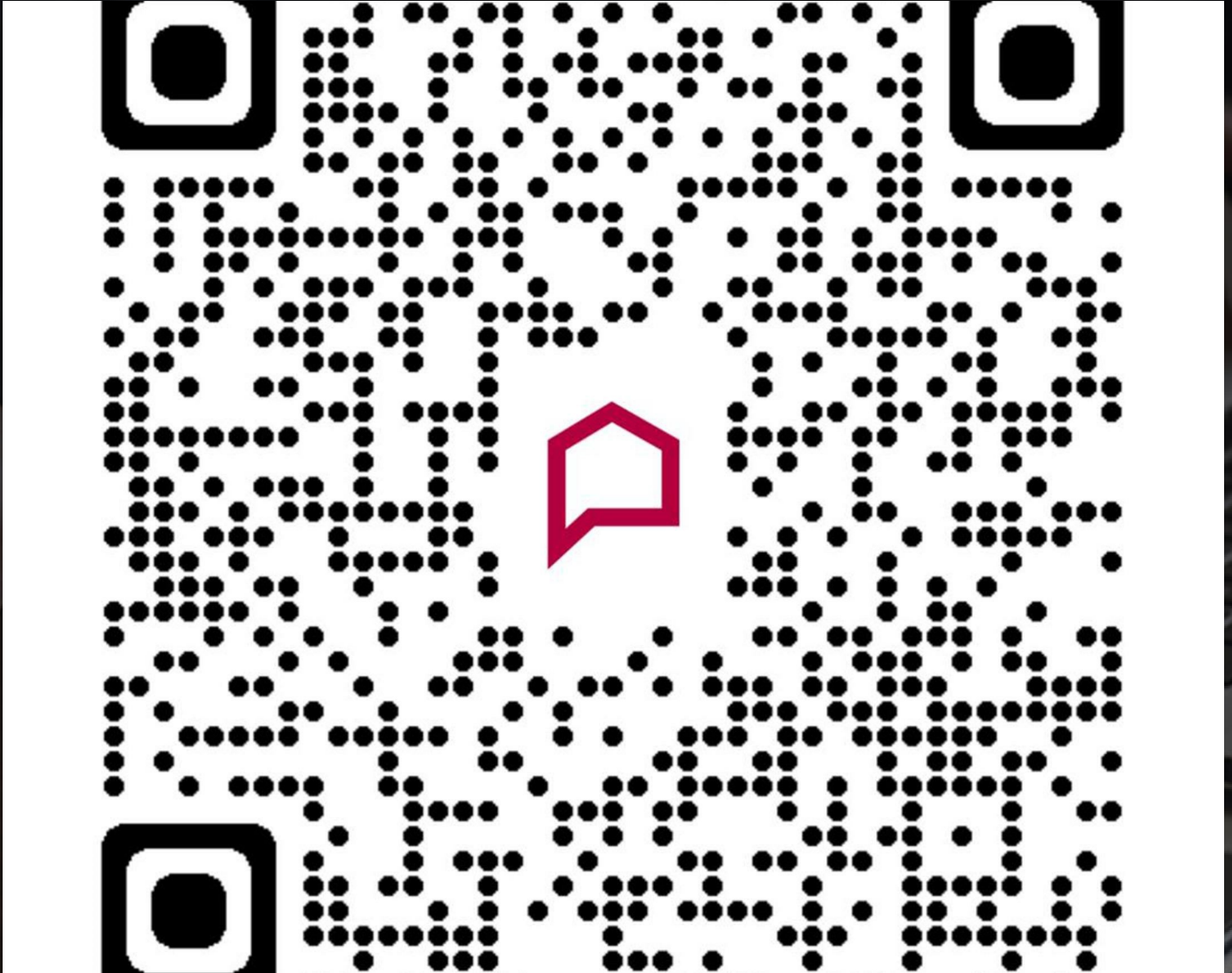
Externally, the property is very private to the rear and has been landscaped to offer a Tobermore brick paved patio area and an artificial lawn with space for a kids play area. One side of the garden is laid in artificial lawn, shrubs and a feature stone wall with cast iron railings and to the other a tarmac driveway leading to a detached garage.

All in all this is a fabulous family home set in one of Moneyreagh's most desirable developments, with country walks a plenty. a local primary school, shop and of course the Auld House- perfect for lunch or a few drinks with friends.



**Asking Price £380,000**





Mortgage advice is available from our in-house Mortgage Advisor,  
you can find out how much you can borrow within minutes!

#### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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