

simon**BRIEN**
RESIDENTIAL

8 Laurel Bank Manor,
Moneyreagh, BT23 6FF



Offers Around £289,950

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www.simonbrien.com



KEY FEATURES

- A simply stunning, recently constructed semi-detached villa
- Located only 15 mins from Belfast and close to Killinchy, Crossgar, Saintfield and Ballynahinch
- Finished to a meticulous standard through and packed with around 15k of extras
- Large entrance hall with Massimo LVT flooring
- Lounge with attractive fireplace and Massimo LVT flooring
- All important downstairs cloakroom in modern white suite
- Luxurious kitchen with grey and woodgrain effect units, marble effect tops and excellent range of integrated appliances
- Utility room with matching units
- Sunroom providing a vaulted ceiling and exposed brick wall
- Staircase with oak newel posts and handrails leading to first floor
- Three double bedrooms
- Master with full width sliderobes and luxury ensuite
- Gorgeous family bathroom comprising modern white suite
- Roof space: 21' x 14'11" – mostly floored, 10ft ceiling height
- Detached matching garage (cavity insulated with a radiator) approached via large drive laid in tarmac
- Manicured gardens front and private to rear laid in lawns, modern paved patio, insulated garden shed and fencing
- Oil fired central heating, underfloor on ground floor
- uPVC double glazed windows (sliding sash to front) and doors
- Concrete subfloors at ground and first floor levels
- Air ventilation system
- Alarm system

SUMMARY

A superb and deceptively spacious semi-detached home, situated within the recently completed Laurel Bank Manor development located on the edge of the popular Moneyreagh settlement. The property is also conveniently located 15 minutes to Belfast, and Killinchy, Crossgar, Saintfield, and Ballynahinch are all within easy striking distance and offer a variety of local amenities.

Upon your arrival, it is immediately apparent that the subject property has been constructed to a meticulous standard, to a very exacting specification and packed with around 15k of extras showcasing our client's sharp eye for interior design. This deceptively spacious family home provides well-proportioned accommodation, briefly comprising: large entrance hall, all important downstairs cloakroom, large lounge, great sized luxury grey and woodgrain effect handleless kitchen units, substantial range of integrated appliances, open plan to sun room with vaulted ceiling, exposed brick wall and direct access to the rear garden, a beautifully appointed utility room in matching units rounds off the ground floor accommodation.

There is a beautiful staircase with oak newel posts and handrails leading you to the first floor where you are presented with a good sized landing and the location to access the large roof space (21' x 14'11") for additional storage. There are three double bedrooms including a master with luxurious ensuite. Bedroom two and three are serviced by a stunning family bathroom. Externally the property rests on a good sized site in matching proportion to the accommodation. The gardens are laid out in manicured lawns, large modern paved patio area, an insulated garden shed and planting schemes. There is also a large drive laid in tarmac and capable of holding several cars. A further benefit is the detached matching garage with Black roller door and cavity insulated.

Prompt internal inspection is highly recommended to fully appreciate this beautiful home has to offer. Please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

Black composite front door with outside light.

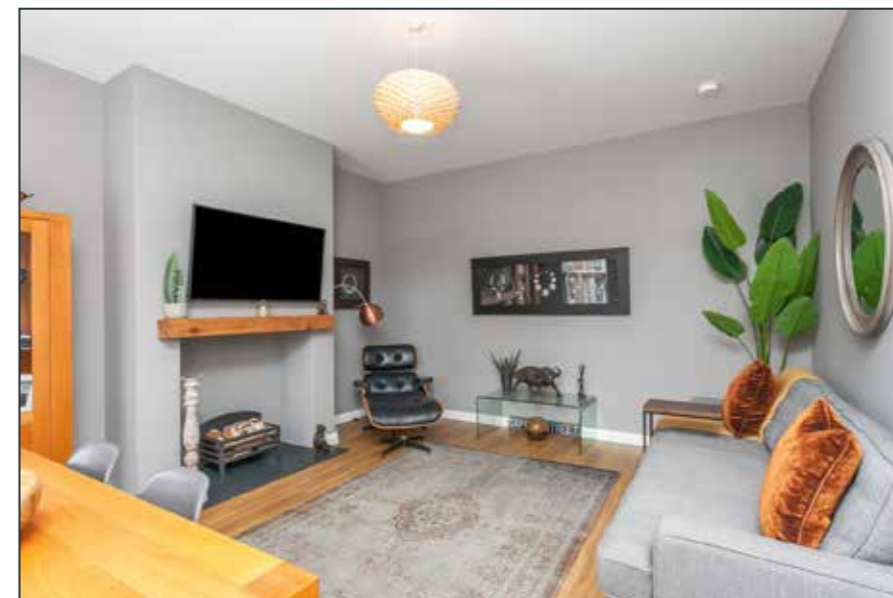
ENTRANCE HALL:

Massimo LVT floor, LED recessed spotlighting, cloaks cupboard under stairs.



CLOAKROOM:

Modern white suite comprising: floating vanity sink unit with mixer taps, heated wall mirror, push button WC, Massimo LVT floor, LED recessed spotlighting.



LOUNGE:

15' 0" x 13' 8" (4.57m x 4.17m)

Attractive fireplace with sleeper mantle and slate hearth, Massimo LVT floor, wired for wall mounted TV, TV points.





**LUXURY KITCHEN/DINING:
14' 11" x 13' 7" (4.55m x 4.14m)**

Caple 1.5 drainer stainless steel sink unit with mixer taps, excellent range of high and low level grey handleless wood grain units, marble effect work surfaces, Zanussi 4 ring ceramic hob and built in oven, extractor hood, full height integrated fridge and freezer, integrated dishwasher, LED concealed lighting, Massimo LVT floor, LED recessed spotlighting, open to Sun Room.

**SUN ROOM:
11' 3" x 11' 2" (3.43m x 3.4m)**

Vaulted ceiling, feature rustic brick wall, Massimo LVT floor, keylite window, uPVC double glazed door to rear.





**UTILITY ROOM:
7' 1" x 6' 9" (2.16m x 2.06m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level matching grey handleless wood grain units, marble effect work surfaces, plumbed for washing machine, vented for tumble dryer, wall tiling, LED recessed spotlighting Massimo LVT floor, uPVC double glazed door to rear.

Solid wood staircase with oak Newell posts and handrails, LED lighting to First Floor.

FIRST FLOOR

LANDING:

Linen cupboard, access to roofspace.



**BEDROOM (1):
12' 4" x 11' 9" (3.76m x 3.58m)**

Full width modern sliding wardrobes, TV point.



LUXURY ENSUITE:

Modern white suite comprising: Large walk in shower cubicle, glass panel, thermostatically controlled shower, rain head and telephone hand shower, floating vanity sink unit with mixer taps, heated wall mirror, push button WC, large towel rail, ceramic tiled floor, LED recessed spotlighting, extractor fan.



**BEDROOM (2):
12' 8" x 9' 11" (3.86m x 3.02m)**





BEDROOM (3):
10' 6" x 9' 0" (3.2m x 2.74m)

ROOFSPACE:
21' 0" x 14' 11" (6.4m x 4.55m)

Mostly floored, 10ft height, light and power, insulated, Aqua Gold high efficiency water tank, approached via Keylite integrated ladder.

OUTSIDE

DETACHED MATCHING GARAGE:
18' 6" x 11' 3" (5.64m x 3.43m)

Black roller door, light and power, radiator, Firebird oil fired boiler, cavity built and insulated, uPVC double glazed side window and pedestrian door. Approached via large tarmac driveway.

Enclosed private garden to rear laid out in lawn, large modern paved patios, insulated timber shed with light and power, sleeper beds with slate chippings, fencing, outdoor power point, oil storage tank, outside light, outside water tap.



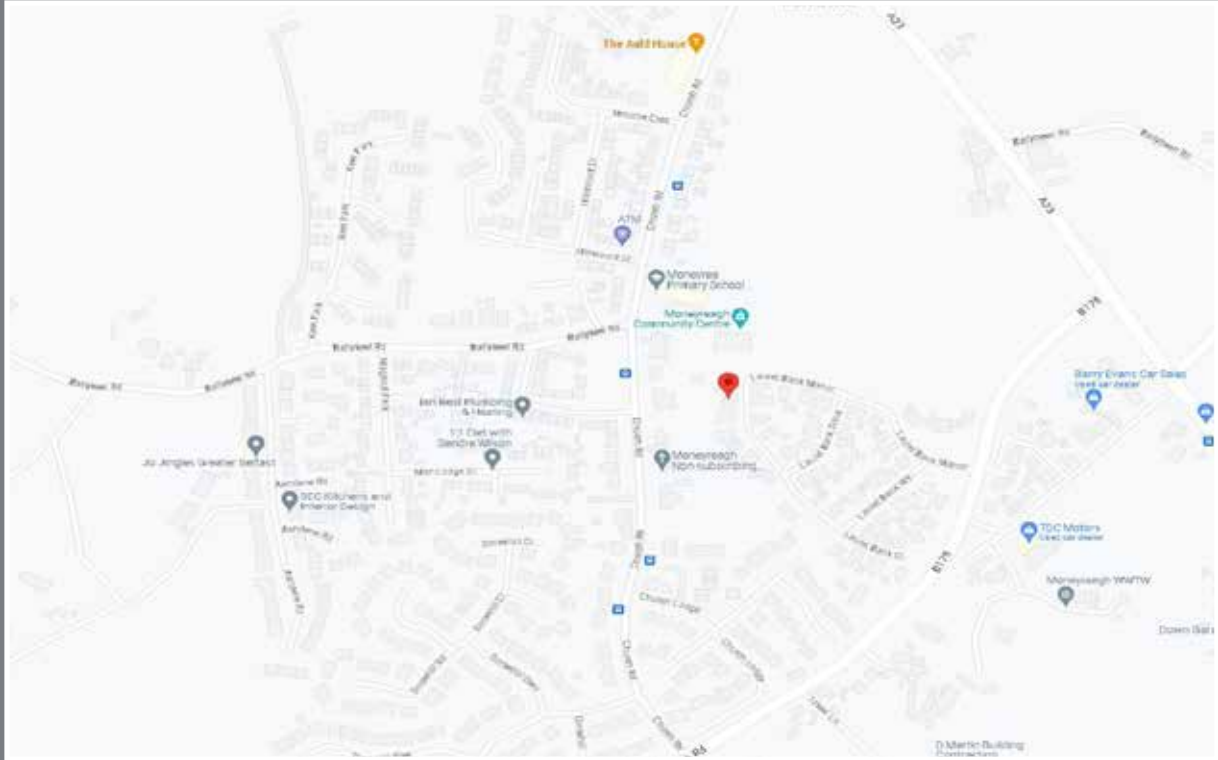
LUXURY BATHROOM:

Modern white suite comprising: Free standing bath with chrome mixer taps, large separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, floating vanity sink unit with mixer taps, heated wall mirror, push button WC, ceramic tiled floor, large towel radiator, LED recessed spotlighting, extractor fan.





Location



Financial Advice

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