



Discover the perfect blend of modern elegance and comfortable living in the recently constructed detached family home. Situated in the serene village of Moneyreagh, the location enjoys the best of both worlds, with Belfast City Centre only a 15 minute commute. Highly rated primary and secondary schools are also nearby, with Forestside Shopping Complex only 10 minutes drive away.

The bright and airy lounge with dual aspect windows enjoys a wood burning stove. At the heart of the house is the spacious contemporary kitchen with centre island, leading to sunroom with feature vaulted ceiling. There are four well proportioned bedrooms, principal with ensuite.

Externally the property boasts beautifully landscaped gardens, complemented by a pavior seating area ideal for outdoor entertaining.

Offers Over
£380,000

1 Laurel Bank Close,
Moneyreagh,
BT23 6FD

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive Detached family home in Sought After Development
- Lounge with feature wood burning stove
- Impressive contemporary kitchen with range of appliances and centre island
- Sunroom with feature vaulted ceiling and access to garden
- Separate utility room/Ground floor WC
- Four double bedrooms, principal with ensuite
- Family bathroom with separate shower enclosure
- Oil Fired Central Heating/Underfloor heating to ground floor
- Air circulation system/Alarmed
- Tarmac driveway with parking for multiple cars leading to detached garage
- Beautifully landscaped gardens in lawn with Tobermore pavior seating area
- Additional South Facing covered seating area overlooking communal gardens
- Close to local primary schools and cafe, and only 10 minutes from Forestside and East Belfast



The Property Comprises:

Ground Floor

Glazed front door to:

ENTRANCE HALL: Ceramic tiled floor, under stairs storage cupboard, low voltage spotlights.

DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity sink unit, part tiled walls, ceramic tiled floor.

LOUNGE: 15' 11" x 15' 7" (4.85m x 4.75m) Feature fireplace with tiled inset, slate hearth and wood burning stove.



KITCHEN: 17' 4" x 13' 8" (5.28m x 4.17m) Modern fitted kitchen with range of high and low level units, Belfast sink, alcove for range cooker, extractor canopy, integrated dishwasher, granite work surfaces, alcove for American style fridge/freezer. Centre island unit with granite work surfaces, integrated microwave and breakfast bar. Ceramic tiled floor, low voltage spotlights. Open plan to:



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SUN ROOM: 11' 10" x 11' 5" (3.61m x 3.48m) Ceramic tiled floor, feature vaulted ceiling. Glazed door to rear.



UTILITY ROOM: Range of high and low level units, stainless steel single drainer sink unit, plumbed for washing machine, tiled floor, glazed door to side. Low voltage spotlights, part tiled walls.



First Floor

LANDING: Access to part floored roofspace via Slingsby type ladder, shelved hotpress.

BEDROOM (1): 15' 11" x 15' 7" (4.85m x 4.75m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity sink unit, fully tiled shower cubicle with telephone hand shower and rain head, tiled floor, part tiled walls, heated towel rail.



BEDROOM (2): 11' 0" x 10' 11" (3.35m x 3.33m)



BEDROOM (3): 10' 7" x 9' 9" (3.23m x 2.97m)



BEDROOM (4): 9' 4" x 8' 2" (2.84m x 2.49m)



BATHROOM: White suite comprising panelled bath with telephone hand shower, vanity sink unit, fully tiled shower cubicle with telephone hand shower and overhead rain head shower, low voltage spotlights, tiled floor.



Outside

FRONT: Garden in lawn. Tarmac driveway with parking for multiple cars leading to:
DETACHED GARAGE: 18' 6" x 11' 2" (5.64m x 3.4m) Light and power.

REAR GARDEN: Private and enclosed garden in lawn with patio seating area, uPVC oil tank.



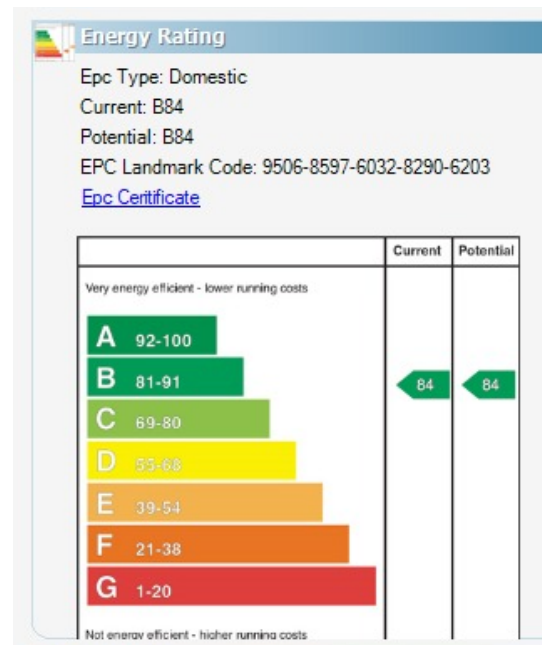


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Management company: Charles White.
MANAGEMENT FEE: £150 per annum.

Location:

Heading out of Belfast on the Ballygowan Road, which then turns into the Moneyreagh Road, turn right onto the Hillsborough Road then first right into Laurel Bank Manor. Take first left, then next left onto the Crescent.



Sizes And Dimensions Are Approximate. Actual May Vary.

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