

For Sale

Asking Price: £575,000

SimonBrien



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This fabulous detached family home is conveniently located off the main arterial route from Belfast to Dublin. Despite its convenience, the house enjoys a private location with rural views from most rooms.

Accommodation

Entrance Remote controlled electronic gates to tarmac driveway with ample parking for several vehicles. Brick pavior steps to hardwood front door with oval stained glass panels and stained glass sidelights.

Enclosed Entrance Porch Ceramic tiled floor. Wood panelled ceiling with feature spotlighting. Feature double glazed stained glass French doors with glazed side lights.

Gracious Entrance 13'1" x 12'8" (4m x 3.86m): Ceiling coving and spotlighting. Ceramic tiled floor with centre design.

Family Room 17'8" x 11'8" (5.38m x 3.56m): Solid oak wood strip flooring. Cornice ceiling. Recessed stainless steel spotlighting. Double French doors to :-

Semi-Circular Conservatory/Sun Room 17'3" x 12'3" (5.26m x 3.73m): Solid oak wood strip flooring. Cornice ceiling. Recessed stainless steel spotlighting. French doors to rear patio area.



Formal Dining Room

15'8" x 11'8" (4.78m x 3.56m): Cornice ceiling. Spotlighting.

Drawing Room

27'11" x 19' (8.5m x 5.8m): Feature bow window. Marble fireplace with carved mahogany surround. Marble hearth. Gas and living flame effect inset. Rural aspect.

Inner Hallway

Ceramic tiled floor. Access to fully floored roof space via Slingsby type ladder. Roof space with light and power.

Walk in Cloaks

Extensive built-in shelving. Excellent storage. Ceramic tiled floor.

Kitchen

23'10" x 14'3" (7.26m x 4.34m): Fitted kitchen with excellent range of solid walnut shaker style units. 'Britannia' stainless steel double oven with six ring gas hob and griddle. Stainless steel splash back. Contemporary stainless steel extractor canopy with extractor fan. Granite work surfaces. Integrated 'Gaggenau' microwave. Island unit with 1 1/2 bowl 'Franke' stainless steel sink unit and mixer taps. Integrated 'Gaggenau' dishwasher. Integrated 'Gaggenau' steam oven. Circular island unit with built-in 'Gaggenau' deep fat fryer and extractor fan. Feature raised glass breakfast bar. 'Gaggenau' American style fridge freezer plumbed with iced water and ice maker. Glazed display cabinet. Ceramic tiled floor. Partly tiled walls. Space for casual dining. Low voltage lighting. Rural aspect.

Rear Porch

Ceramic tiled floor. Partly tiled walls. Concealed electric cupboard.

Utility Room

13'1" x 8'7" (4m x 2.62m): Excellent range of high and low level units with oak trim. Oak effect laminate work surfaces. Single drainer stainless steel sink unit with mixer ceramic tiled floor. Plumbed for washing machine. Space for fridge freezer. Beam central vacuum system. Integrated freezer.





Master Suite 19'10" x 18'2" (6.05m x 5.54m): Fabulous bow window. Excellent views over the countryside. Solid white oak wood strip flooring. Fully fitted maple bedroom suite with range of shelving, mirrors, cupboards and headboard. Archway to dressing room.

Dressing Room 10' x 11'9" (3.05m x 3.58m): Solid white oak flooring. Excellent range of built-in maple furniture with dressing table, shelving and hanging space. Low voltage spotlighting.

Ensuite Built-in shower cubicle with rain fall shower head and telephone hand shower attachment. 'Axor' shower. Low flush WC. Double built-in 'Villeroy & Boch' contemporary style 'his' and 'hers' sink with feature mixer tap and pop-up waste. Built-in vanity unit. Light with mirror. Built-in shelving. Contemporary fully tiled walls. Ceramic tiled floor.

Bedroom 2 13'8" x 11'4" (4.17m x 3.45m): Solid wood flooring. En-suite shower room.

Ensuite Fully tiled built-in shower cubicle. Body wash massage shower with feature rainfall shower head. Feature wash hand basin with 'Villeroy & Boch' vanity sink. Low flush WC. Feature wall tiling. Chrome heated towel rail.

Bedroom 3 12' x 11' (3.66m x 3.35m): Oak solid flooring. En-suite shower room.

Bedroom 4 11'6" x 8'10" (3.5m x 2.7m): Solid oak wood strip flooring.

Ensuite Fully tiled built-in shower cubicle. Body wash massage shower with feature rainfall shower head. Feature wash hand basin with 'Villeroy & Boch' vanity sink. Low flush WC. Feature wall tiling. Chrome heated towel rail.

Family Bathroom 'Whirlpool' Jacuzzi bath with telephone hand shower attachment. 'Villeroy & Boch' feature vanity unit. Low flush WC. Contemporary 'Villeroy & Boch' wash hand basin with maple stand, contemporary taps and feature mirror. Built-in dressing table above. Low voltage spotlighting. Chrome heated towel rail. Ceramic tiled floors and fully tiled walls.

Inner Hall Wardrobe with extensive hanging and storage space. Hot press.

Outside Private mature landscaped gardens laid in lawns to front, side and rear. Mature flowerbeds and shrubs. Rear paved patio area in pavior and cobbles. Raised lawn with 360 degree views. Outside lighting.



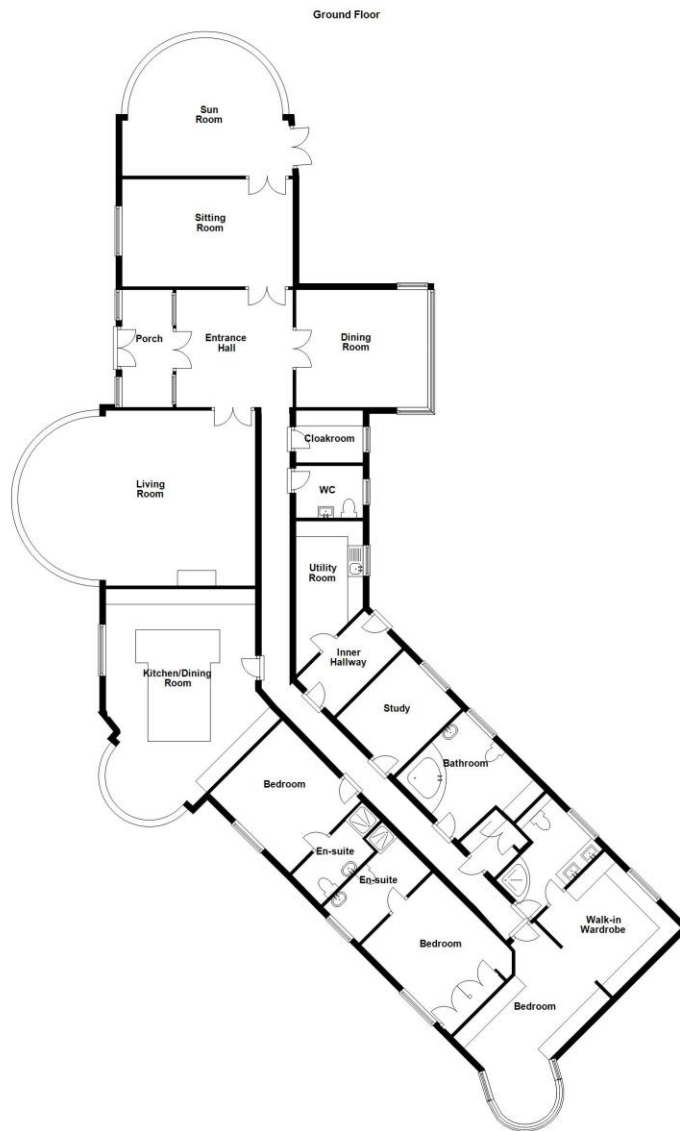
Special Features & Services

- Delightful Detached Family Home On A Private Mature Site
- Four Reception Rooms
- Bespoke Solid Walnut Kitchen With Granite Work Surfaces And An Extensive Range Of Gaggenau Integrated Appliances
- Luxury Bathroom With Villeroy & Boch Bathroom Suite, Further Complimented With Whirlpool Jacuzzi Bath
- Master Suite With Excellent Range Of Bespoke Maple Furniture, Dressing Room And Luxury Ensuite Shower Room
- 3 Further Double Bedrooms, 2 With Ensuite Shower Rooms
- Utility Room With Excellent Range Of High And Low Level Units
- Air Conditioning And Beam Vacuum System Throughout
- Hardwood Double Glazed Windows
- Oil Fired Central Heating
- Electronically Controlled Gates/ Intercom Security System
- Tarmac Driveway With Ample Parking For 8-10 Cars
- Landscaped Gardens Laid In Lawns, Mature Shrubs, Flowerbeds And Bordered With Fencing









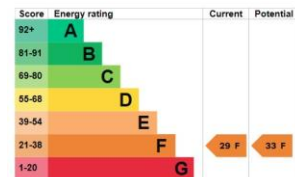
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VALUER

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