



90 Monlough Road, Saintfield, BT24 7HN

Asking Price £399,950

The Monlough Road has always been a popular location with its rural views whilst only being a few minutes drive from Saintfield and approximately 3 miles from Carryduff roundabout and an easy commute to Belfast and Lisburn. Internally this home offers superb, well proportioned accommodation comprising, kitchen / dining living, spacious lounge with access to Upvc conservatory with great views over the front gardens, dining room, study, two bedrooms, one with en-suite and family bathroom. Upstairs there are two further bedrooms.

The property is positioned on an elevated site looking out over the landscaped gardens laid in lawns with a fantastic range of plants, trees and shrubs.

To the rear there is a double driveway with ample parking leading to a detached double garage (21'9 x 20'2) with storage area (16'3 x 11'9) to rear and separate utility room.

A fantastic home in a great location.

- Elevated Detached Family Home With Lovely Views Over Surrounding Countryside
- Three Receptions
- White Bathroom Suite
- Fantastic Gardens To Front With Mature Plants Trees & Shrubs
- Detached Double Garage
- Four Bedrooms Master With En-Suite
- Modern Kitchen / Dining / Living
- Oil Heating/Double Glazed
- Double Driveway With Ample Parking
- Easy Commute To Saintfield, Belfast & Lisburn

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



Entrance



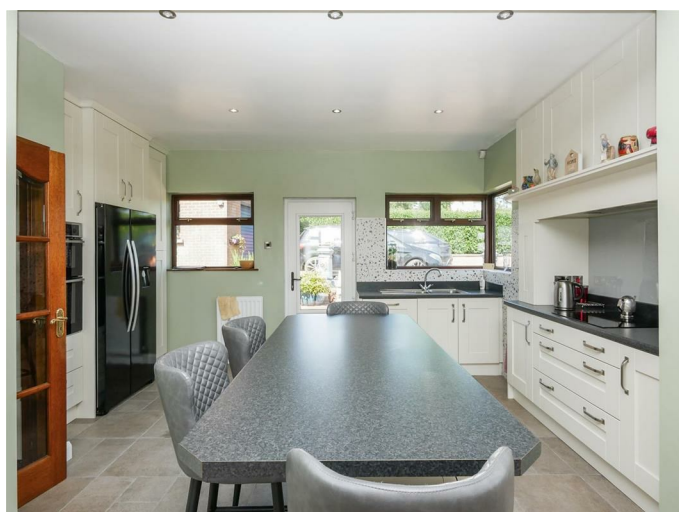
Glass panelled front door with glazed side panels to the entrance hall.
Glass panelled inner door with glazed side panels to entrance hall.

Modern Kitchen / Dining / Living 27'4 x 12'3 (8.33m x 3.73m)



At widest points.

Full range of high and low level units, built in hob and overhead extractor fan, double oven, plumbed for American fridge freezer, single drainer 1 1/4 bowl sink unit with mixer taps, integrated dishwasher. Wood burning stove tiled hearth. Tiled flooring. Lovely views over the front gardens and rolling countryside in the distance.





Dining Room 14'0 x 9'9 (4.27m x 2.97m)



Lovely views over the front gardens and rolling countryside in the distance. Open access to Lounge.

Lounge 20'5 x 14'3 (6.22m x 4.34m)



(at widest points) Wood burning stove with tiled hearth and mantle above. Pvc glass panelled doors to pvc conservatory.

Pvc Conservatory 15'0 x 13'0 (4.57m x 3.96m)



Double doors to patio. Lovely views over the front gardens and rolling countryside in the distance.



Bedroom One 15'4 x 13'6 (4.67m x 4.11m)



Built in bedroom furniture.



Ensuite



Comprising shower cubicle, pedestal wash hand basin, low flush w.c.

Bedroom Two 13'5 x 9'0 (4.09m x 2.74m)



White Bathroom Suite



Comprising panelled bath with mixer taps, telephone hand shower, pedestal wash hand basin, low flush w.c Fully tiled walls.

Study 14'3 x 9'9 (4.34m x 2.97m)



Access to 1st floor.

Landing

Access in to eaves.

Bedroom Three 17'6 x 9'8 (5.33m x 2.95m)



(At widest points)

Built in storage.

Bedroom Four 10'0 x 9'6 (3.05m x 2.90m)



Outside Front



Extensive front gardens laid in lawns with fantastic range of plants, trees and shrubs.
Double loose stone visitor parking area.
South Westerly facing patio accessed from the kitchen dining living/and conservatory overlooking front garden.





Side Garden



Side garden laid in lawns bordered by mature hedging.

Outside Rear

Double driveway with ample parking leading to detached double garage.
Pvc oil tank.

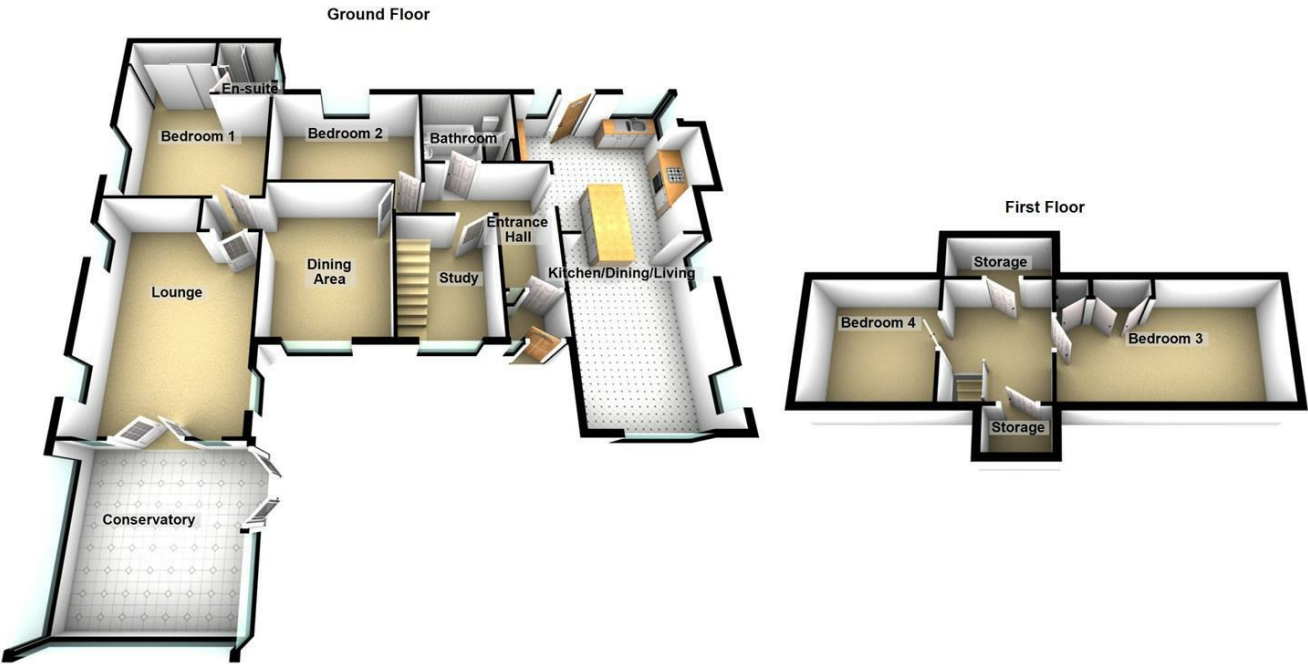
Detached Double Garage 21'9 x 20'2 (6.63m x 6.15m)



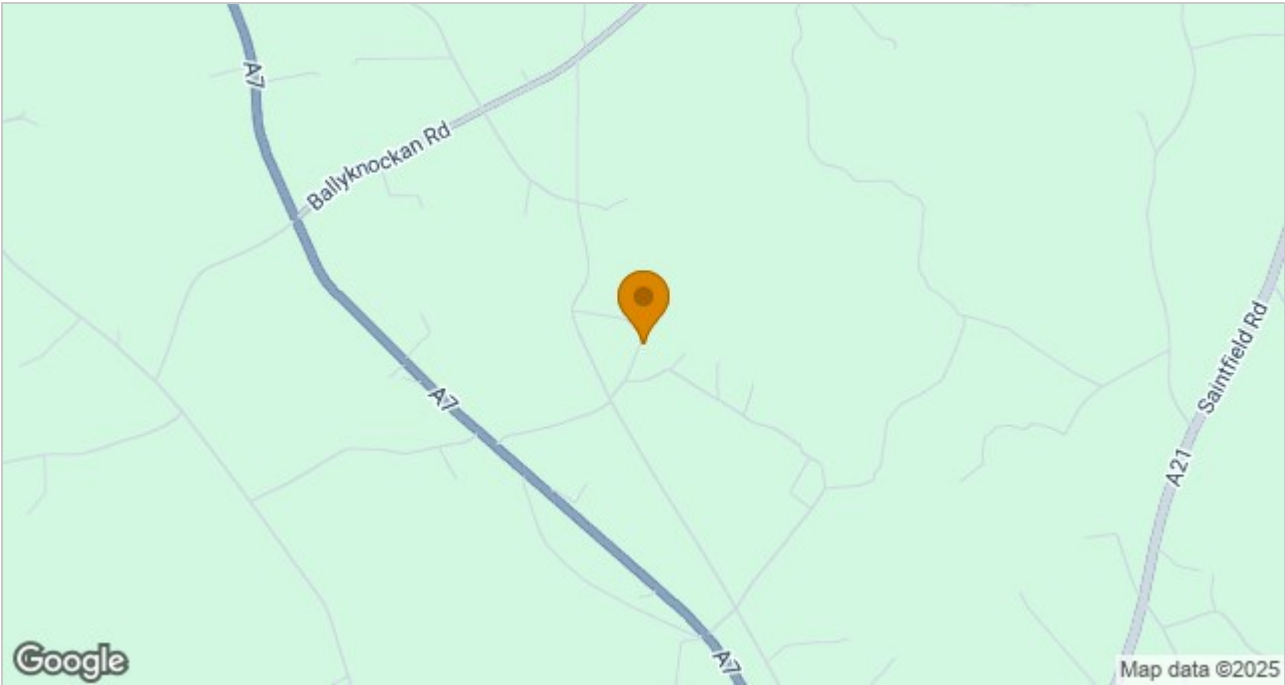
Twin electric roller doors, light and power.

To the rear of the garage there is an additional storage area (16'3 x 11'9) also utility area, plumbed for washing machine, sink unit.

Floor Plan



Area Map



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