



53 HILLSBOROUGH ROAD

Moneyreagh, BT23 6AY

Offers over **£475,000**



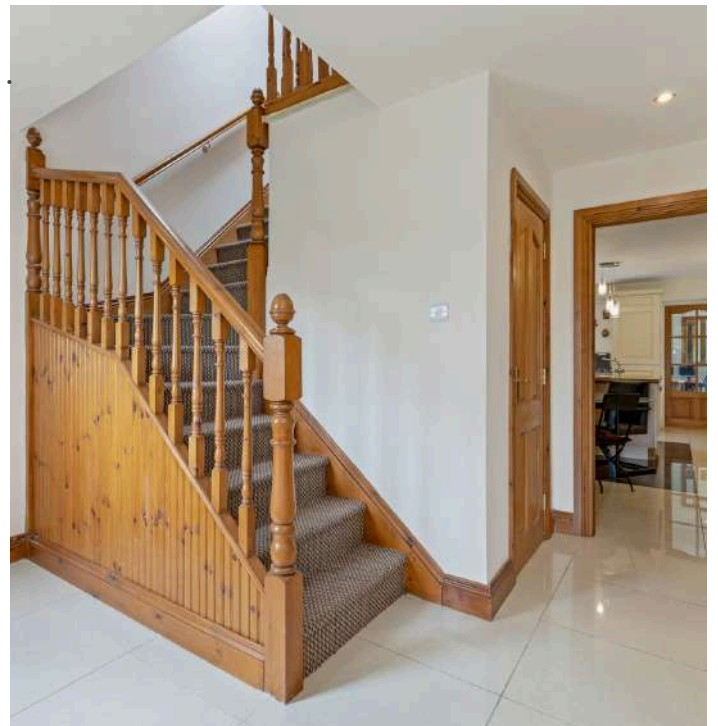
DETACHED | 5  | 3  | 3 

This detached family home and separate detached self-contained garden home occupies a generous mature site within a quiet cul-de-sac on the Hillsborough Road, adjacent to Moneyreagh village, offering excellent convenience to the established Moneyreagh Primary School, Popular Auld House Restaurant and only a 5 minute walk to the family park and Moneyreagh community sports centre

This impressive home was constructed with great attention to detail, offering a clever layout with an abundance of both bedroom and reception accommodation for the growing family market. The property has been very well maintained by its current owners, providing bright and spacious accommodation throughout, comprising in brief of a spacious living room with open feature fireplace, separate dining room with open feature fireplace. The contemporary kitchen is open to the ample dining area, leading through to the sunroom with access to the rear gardens. Furthermore, the principal bedrooms benefits from an en-suite shower along with a walk-in dressing room and luxury white suite family bathroom. To the first floor there are four well-proportioned bedrooms, bedroom five can be used as a study/home office and attractive white suite family shower room.

Further benefits include underfloor heating to the ground floor, uPVC double glazing throughout and oil-fired central heating.

The fully enclosed private rear gardens are laid in lawns with mature planting and various patio and loose stone pebbled areas, providing the ideal outdoor entertaining space. Additionally, there are front gardens laid in lawns with a sweeping driveway leading to the rear, for numerous vehicles, leading to the detached double garage. Furthermore, there is a storage building, providing ample storage and other benefits, currently being used for accommodation.



KEY FEATURES

- Well Presented Detached Family Home with Separate Detached One Bedroom Garden Home
- Five Well Proportioned Bedrooms
- Principal Bedroom Benefiting from an En-Suite Shower Room & Walk-In Dressing Room
- Bedroom Five can be used as a Study/Home Office
- Contemporary Kitchen Open to Casual Dining Area
- Sunroom with Access to the Rear Gardens
- Spacious Living with Open Feature Fireplace
- Separate Dining Room with Open Feature Fireplace
- Contemporary White Suite Family Bathroom
- White Shower Room to the First Floor
- Underfloor Heating to the Ground Floor
- Oil Fired Central Heating & uPVC Double Glazing
- Front Gardens Laid in Lawns with Mature Shrubs
- Sweeping Driveway Providing Ample Carparking Leading to the Detached Double Garage
- Storage Building, Providing Ample Storage & Other Benefits, Currently Being used for Accommodation
- Fully Enclosed Private Rear Gardens Laid in Lawn, with Various Patio and Loose Stone Pebbled Areas, Ideal for Outdoor Entertaining

WHAT THE OWNER'S SAY...

The location provides excellent convenience to Belfast Carryduff, Comber, Ballygowan and Saintfield with good public transport and road networks linking school pupils and city commuters to Belfast within 15 minutes. This property has wide appeal especially in relation to the additional one bedroom garden property providing a host of uses perhaps as a self-contained accommodation for a live in relative or alternatively for those operating a business from home. .



ROOM DETAILS

Ground Floor

- Reception Porch
- Reception Hall
- Living Room
31'5" x 14'8"
- Dining Room
20'8" x 12'1"
- Kitchen
19'6" x 13'10"
- Sun Room
12' x 11'10"
- Rear Hallway
- Bathroom
- Principal Bedroom
21'9" x 10'6"
- En-suite Shower Room
- Walk-in Dressing Room

First Floor

- Landing
- Bedroom Two
19'5" x 14'7"
- Bedroom Three
13'8" x 10'3"
- Bedroom Four
13'7" x 7'8"
- Bedroom Five
19'5" x 10'4"
- Shower Room"

Outside

- Working Arched Roof
Garage
27'11" x 17'5"
- Main Working Garage
41'2" x 44'6"
- Working Office
13'1" x 22'12"
- Cat House

Outside

- Storgae Building
- Double Garage
26'6" x 23'4"
- Outside to front, garden
laid in lawns with loose
stone pebbled driveway
leading to rear gardens,
rear gardens with paved
patio and loose stone
pebbled area ideal for
outdoor entertaining,
garden laid in lawns with
mature planting and trees









DIRECTIONS

Heading towards Carryduff on Hillsborough Road, turn right to stay on Hillsborough Road. Take a left then Number 53 will be located on the left-hand side.



THE LOCAL AREA

Moneyreagh or Moneyrea (from Irish Mónaidh Riabhach, meaning "grey bog or moor"[1]) is a small village and townland in County Down, Northern Ireland.

It is just off the main road between Belfast and Ballygowan. It is situated in the civil parish of Comber and the historic barony of Castlereagh Lower.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	63	65
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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