



Attractive detached property in a popular residential development on the edge of Moneyreagh


Entrance hall with a polished tiled floor and feature staircase lighting

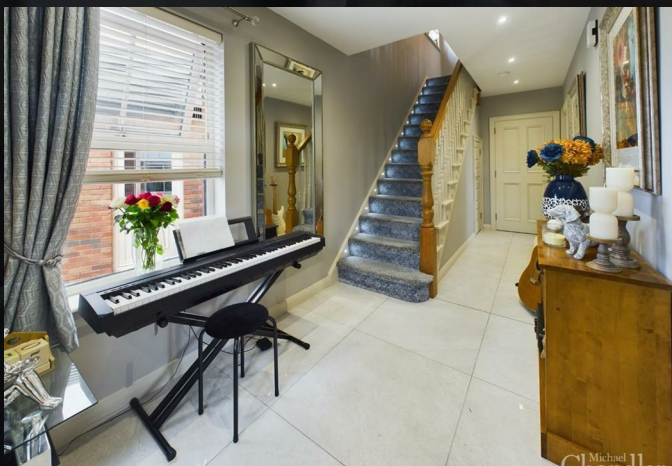
Lounge with a feature fireplace and wood burning stove

Large open plan kitchen/dining with large centre island and feature tiling

2 

4 

3 







Bright sunroom/family room with access to the rear patio  
 Utility/boot room with plumbing for appliances  
 Ground floor cloakroom/guest wc  
 Four well proportioned bedrooms - all with laminate wood strip flooring  
 Large master with feature wall panelling and an en suite  
 Family bathroom with a separate shower cubicle  
 Large roofspace accessed via a Slingsby ladder  
 Double glazed windows and oil fired central heating  
 Concrete floors upstairs to help with noise reduction  
 Under floor heating to ground floor  
 Air recirculation system/ Pressurised water system  
 Intruder alarm, fire alarm and carbon monoxide alarm  
 Private landscaped garden to rear laid in Tobermore paving stones and grass  
 Covered patio area to side with a PVC overhang and recessed spot lights  
 Tarmac driveway with parking for multiple cars leading to a detached garage  
 An excellent EPC rating of B85  
 Within 10 minutes drive to East Belfast and 20 minutes to Belfast City Centre  
 5 minute walk to Post Office, Auld House pub, local primary school and play park





## Rest On Your Laurels!

Welcome to 15 Laurel Bank Way, Moneyreagh - a stunning detached house located in a sought-after residential development.

As you step into the entrance hall, you are greeted by a polished tiled floor and striking staircase lighting, setting the tone for the elegance that awaits you throughout the house. The lounge features a charming fireplace with a wood-burning stove, perfect for cosy evenings. The large open plan kitchen/dining area is a chef's dream, complete with a spacious centre island and beautiful wall and floor tiling.

One of the highlights of this property is the bright sunroom/family room, offering a relaxing space with access to the rear patio, ideal for enjoying the sunshine. The utility/boot room is practical and convenient, with plumbing for appliances, while the ground floor cloakroom adds to the functionality of the home.

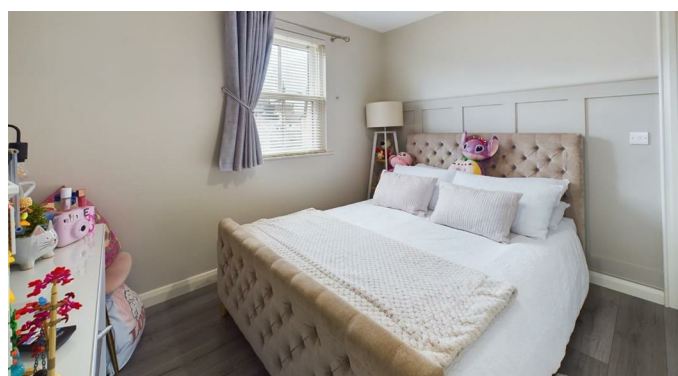
Upstairs, you will find four well-proportioned bedrooms, including a large master bedroom with feature wall panelling and an en-suite shower room. The family bathroom is equipped with a separate shower cubicle for added convenience.

This house is not only aesthetically pleasing but also designed for comfort and efficiency. With double glazed windows, concrete floors upstairs for noise reduction, underfloor heating on the ground floor, and an air recirculation system, this property ensures a pleasant living environment all year round.

Outside, the private landscaped garden to the rear is a peaceful retreat, laid with Tobermore paving stones and grass. The covered patio area with recessed spotlights is perfect for outdoor entertaining. The tarmac driveway provides parking for multiple cars and leads to a detached garage, offering ample storage space.

Conveniently located within a short drive to East Belfast and Belfast City Centre. this property also

**Offers Over £385,000**







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### **REQUEST VALUATION**

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