



This attractive detached family home occupies a generous site, situated within an extremely popular development which offers ease of access to Belfast City Centre, Comber, Newtownards and Lisburn. Within close proximity is local schools and community centre.

The property currently offers bright, adaptable accommodation with two spacious reception rooms; one with multi-fuel stove and fitted kitchen on the ground floor level. Upstairs are four well-proportioned bedrooms; Principal with ensuite shower room to compliment the modern family bathroom.

Additional features include oil fired central heating, double glazing throughout, adjoining garage, additional lean-to storage to the side including ample driveway parking.

With all this attractive home has to offer, we have no doubt it will have wide ranging appeal. Early viewing is highly recommended.

Offers Over  
£225,000

48 Ashdene Road,  
Moneyrea,  
NEWTOWNARDS,  
BT23 6DD

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Viewing by  
appointment  
through agent  
028 9066 3030

- Attractive Detached Family Home in a Highly Sought After and Desirable Location within Close Proximity to Local Schools and Community Centre
- Spacious Lounge with Feature Multi-Fuel Stove
- Bright Dining Room with Double Doors onto Enclosed Rear Garden
- Fully Fitted Kitchen with Access to Adjoining Garage
- Four Well-Proportioned Bedrooms; Principal with Ensuite Shower Room
- Modern Family Bathroom with White Suite
- Oil Fired Central Heating / uPVC Double Glazed Windows
- Ample Driveway Parking with Additional Lean-To Storage
- Ease Of Access To Belfast City Centre, Comber, Newtownards & Lisburn
- Early Viewing Highly Recommended

The Property Comprises:

### Ground Floor

HALLWAY: Upvc front door, laminate wood strip flooring.

LIVING ROOM: 13' 8" x 13' 3" (4.17m x 4.04m)

Feature multi fuel stove, laminate wood strip flooring.

DINING ROOM: 10' 4" x 9' 9" (3.15m x 2.97m)

Laminate wood strip flooring.

KITCHEN: 20' 3" x 9' 8" (6.17m x 2.95m)

Range of high and low level units, built in oven, ceramic hob and extractor fan. Stainless steel sink unit with mixer tap, laminate work surfaces, plumbed for dishwasher, ceramic tiled flooring, uPVC door onto enclosed rear gardens.



## First Floor

LANDING: Carpeted, ladder access to loft, shelved storage cupboard.

BATHROOM: 9' 5" x 6' 7" (2.87m x 2.01m) White suite with low flush wc, floating wash hand basin with under storage, bath, walk in shower, heated towel rail, ceramic tiled flooring, recessed lighting, LED mirror.

BEDROOM (1): 12' 1" x 9' 8" (3.68m x 2.95m)  
Laminate wood strip flooring, Velux window, under eave storage.

ENSUITE SHOWER ROOM: WC, wash hand basin with under storage, walk in shower cubicle, built in storage cupboard.

BEDROOM (2): 13' 2" x 9' 2" (4.01m x 2.79m)  
Laminate wood strip flooring.

BEDROOM (3): 10' 5" x 9' 8" (3.18m x 2.95m)  
Laminate wood strip flooring.

BEDROOM (4): 9' 10" x 7' 4" (3m x 2.24m)  
Laminate wood strip flooring, built in wardrobe.

## Outside

ENCLOSED REAR GARDEN: Paved patio area in lawn. Outside water tap.

ADJOINING GARAGE: 12' 3" x 9' 9" (3.73m x 2.97m) Roller shutter door, light and power. Utility area plumbed for washing machine.

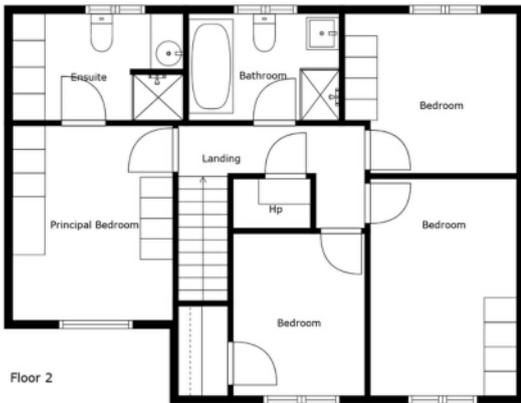


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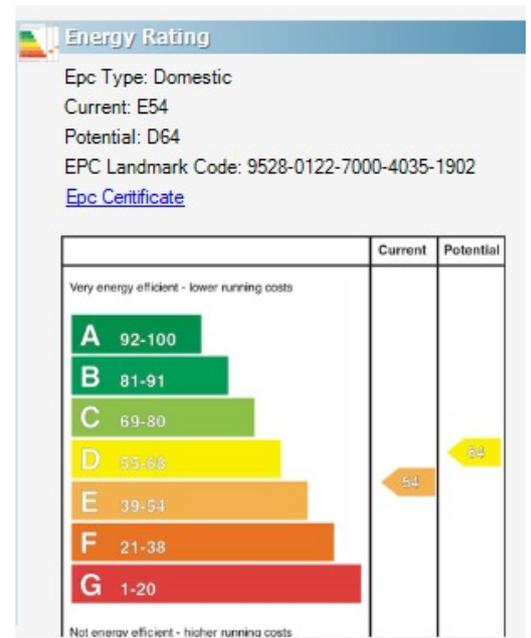
## Location:

Travelling along the Ballygowan Road turn right into Church Road in Moneyreagh, turn right into Ballykeel Road then 4th on the left into Ashdene Road.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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