

simon**BRIEN**
RESIDENTIAL

51A Middle Braniel Road,
Belfast, BT5 7TU



Asking Price £1,200,000

Telephone 02890 595555
www.simonbrien.com



SUMMARY

51a Middle Braniel Road is a new build, contemporary family home of just over 4000 sq ft, that has been thoughtfully designed to take advantage of the breath-taking views, whilst also being future proofed in relation to the efficiency and sustainability with its state of the art heating and ventilation system.

As soon as you come through the electric gates the reason for this homes position starts to become apparent and when you enter the kitchen / dining/ living area, the view simply takes your breath away as its captured in the glazed floor to ceiling opening. The kitchen is finished in a shaker style with 'Quartz' work surfaces with matching centre island in contrasting colour, built appliances to include full fridge, full freezer, double oven and warming drawer, Quooker Boiling Water Tap, and integrated dishwasher. One of the best features of this kitchen is the hidden walk-in pantry with a range of units shelving, automatic lighting, and even a sliding ladder for those hard to reach places. Also on the ground floor there are three further reception areas, a downstairs w/c and a utility / boot room with fully tiled dog bath with hand shower attachment. Upstairs the master bedroom and en-suite bathroom also benefits from the breath-taking views with the free standing bath perfectly positioned to capture the view, whilst having the electronically controlled blinds for privacy. There are three further double bedrooms and a luxurious family bathroom also on this level. On the lower ground floor there is an area measuring 36'6 x 17'7, that can utilised in a number of ways depending on your individual requirements.

This is a stunning home in an equally stunning location!



ACCOMMODATION

GROUND FLOOR

The property is approached via electric gates, with tarmac driveway leading to the entrance.

OPEN ENTRANCE PORCH:

Open entrance porch in Larch panelling. Composite front door providing access to Reception Hall.

RECEPTION HALL:

Spacious reception hall providing access to all of the ground floor rooms. Wide board oak effect flooring, throughout ground floor.



KITCHEN/LIVING/DINING:
35' 4" x 31' 6" (10.77m x 9.6m)

Shaker Style fitted Kitchen with floor to ceiling units incorporating a full size fridge and full size freezer and dishwasher. Caple deep sink unit with Quooker boiling & filter water tap. Michael Angelo Quartz work surface. Centre island with matching work surface, Bora downdraft induction hob and breakfast bar. Double doors within the kitchen provide access to the hidden pantry, with automatic lighting, fully fitted out with cupboards and shelving and sliding step ladder to access the higher shelves.

The kitchen is open to the lounge dining area with a 25ft glazed opening with sliding door maximising the breath-taking views and providing access to the veranda / patio area that over looks the garden. Electrically controlled blinds to the side.



LOUNGE:
16' 2" x 10' 8" (4.93m x 3.25m)



PLAY ROOM:
15' 2" x 11' 3" (4.62m x 3.43m)

Lovely views to the side out towards Stormont.



HOME OFFICE/GYM:
16' 1" x 11' 4" (4.9m x 3.45m)

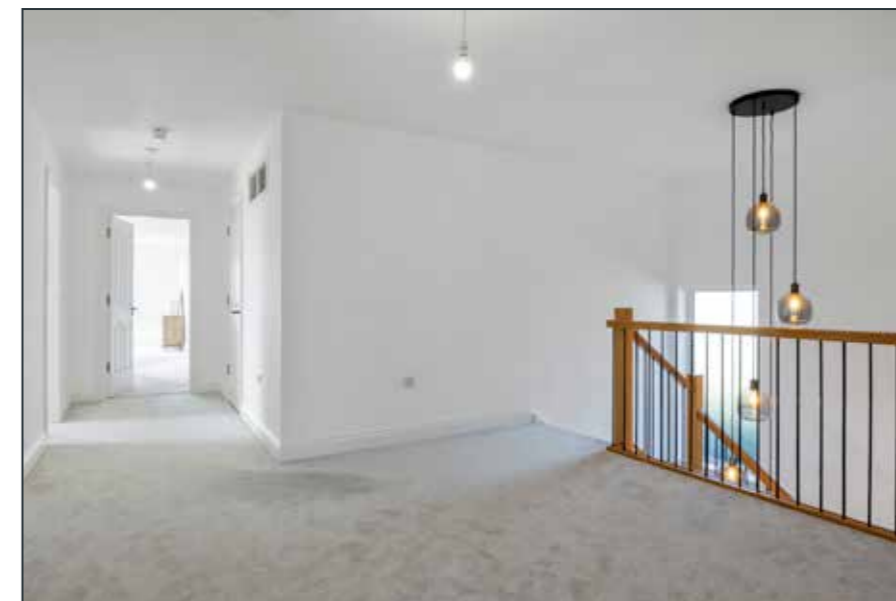


DOWNSTAIRS WC:
Low flush w/c and sink unit with storage below, part tiled walls, tiled floor, Matte black heated towel rail.



UTILITY/BOOT ROOM:
16' 1" x 8' 6" (4.9m x 2.59m) At widest points.

Range of high and low level shaker style built in units, single drainer stainless steel sink unit, plumbed for washing machine. Matching units with coat rack, seating area and storage below. Fully tiled dog bath with hand shower. Rear access.



FIRST FLOOR

PRINCIPAL BEDROOM:

18' 1" x 17' 7" (5.51m x 5.36m)

Large picture window to take advantage of the 180 degree views, electrically controlled blinds.

DRESSING ROOM:

17' 5" x 13' 0" (5.31m x 3.96m) At widest points.

LUXURY ENSUITE BATHROOM:

A stunning suite comprising free standing oval bath with floor mounted mixer taps and hand shower in matte black, positioned in front of the picture window, sink unit with mixer taps in matte black and storage below. Also within the en-suite there is a wet area with ceiling mounted water fall shower head and hand shower finished in matte black, electrically controlled blinds. Spotlights. Thermostatically controlled "Cosytoes" under floor heating.





BEDROOM (2):
15' 1" x 13' 0" (4.6m x 3.96m)



BEDROOM (3):
16' 2" x 13' 0" (4.93m x 3.96m)



BEDROOM (4):
15' 9" x 13' 0" (4.8m x 3.96m)

CONTEMPORARY WHITE BATHROOM SUITE:

Comprising oval bath with matte black wall mounted mixer taps and hand shower, wash hand basin with mixer taps and storage below, hidden cistern w/c, wet area with matte black waterfall style shower attachment and hand shower with recessed shelving, spotlights, matte black heated towel rail. Thermostatically controlled "Cosytoes" under floor heating.





LANDING:

Large open plan landing space with walk in closet and separate storage area incorporating heating system. Laundry shoot direct to Utility Room. Access to roof space via fold down ladder.

LOWER LEVEL

LOWER GROUND FLOOR: 36' 6" x 17' 7" (11.13m x 5.36m)

This room has a builders finish fully wired and insulated, with sliding glass panelled doors leading out the garden and benefitting from the beautiful views.

OUTSIDE

The property has a guest parking area to the front. Electric gates provide access to the driveway with ample parking. From the Kitchen dining living area access is provided to the veranda seating area with glazed balustrade so as not to interrupt the views. Steps to the side lead down to the garden laid in lawns.

Please Note: HEATING AND VENTILATION: HEATING AND VENTILATION

A – Rated Property (EPC A99)
A well designed, thermally efficient and economical home to run. Heating and hot water production via two Nilan Compact P air source heat pumps. These heat pumps, with built in heat recovery, both heat the home and produce the homes domestic hot water. With active cooling modes these heat pumps can also be used to help cool the house during warmer days. Running on solely electric the costs are kept to a minimum by a large bank of 19 solar panels and a 10 KW battery. Thick insulated walls and air tight design maximize the performance of the dual air source heat pumps and do a great job of keeping the home at a stable, comfortable temperature. The home also has an additional third auxiliary air to air source heat pump with air conditioning capabilities to help during the hottest of summer days or the coldest of winter nights. Overall the Energy Performance for this home received an EPC of A99.



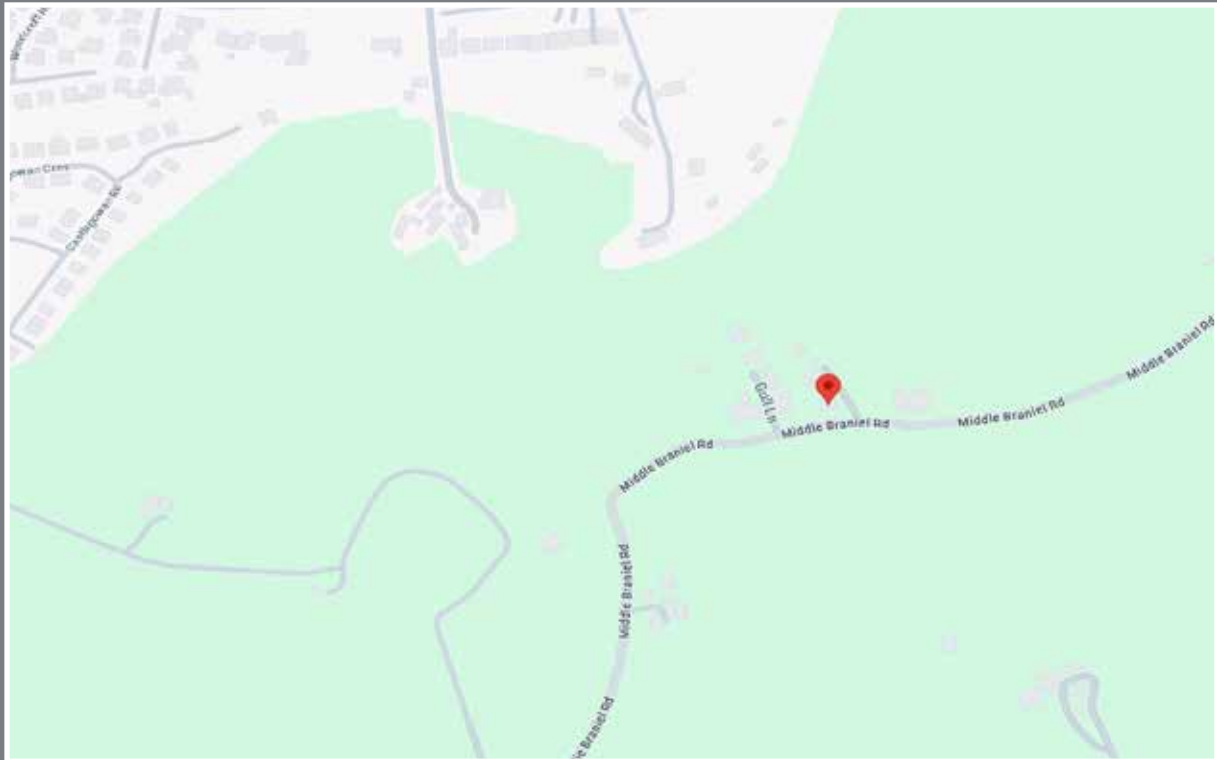


Floor Plan



Please note this floor plan is for information purposes only. It is not to scale and is not intended to be used as a legal document. Accuracy is not guaranteed in respect of any measurements and arising from the use of this plan. The ground only, please.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/F/24/AN



Score	Energy rating	Current	Potential
92+	A	99 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 3334-7332-2000-0467-7292

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.