



## 51a Middle Braniel Road, Castlereagh Hills, Belfast, BT5 7TU

**Asking Price £995,000**

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 area's, 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!

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs		99	99
(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	

### The Accommodation Comprises

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

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 / Dining / Living 35'4 x 31'6 (10.77m x 9.60m)



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)**



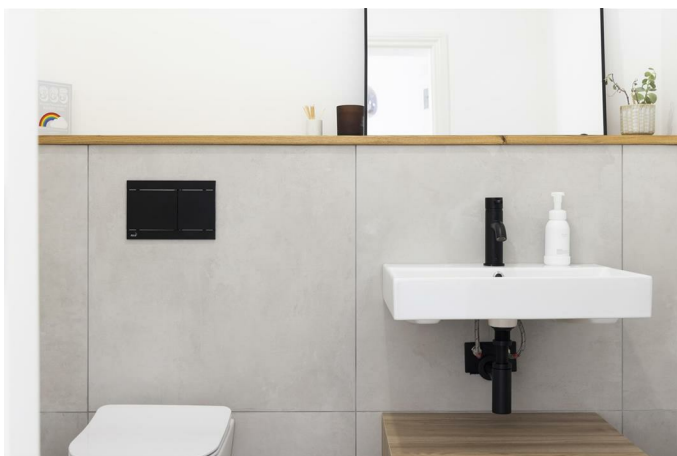
**Play Room 15'2 x 11'3 (4.62m x 3.43m)**

Lovely views to the side out towards Stormont.

**Home Office/Gym 16'1 x 11'4 (4.90m x 3.45m)**



**Downstairs w/c**



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 (4.90m 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

### Principle 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 En-suite 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 Two 15'1 x 13'0 (4.60m x 3.96m)



## Bedroom Three 16'2 x 13'0 (4.93m x 3.96m)



### Bedroom Four 15'9 x 13'0 (4.80m 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 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

## 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.

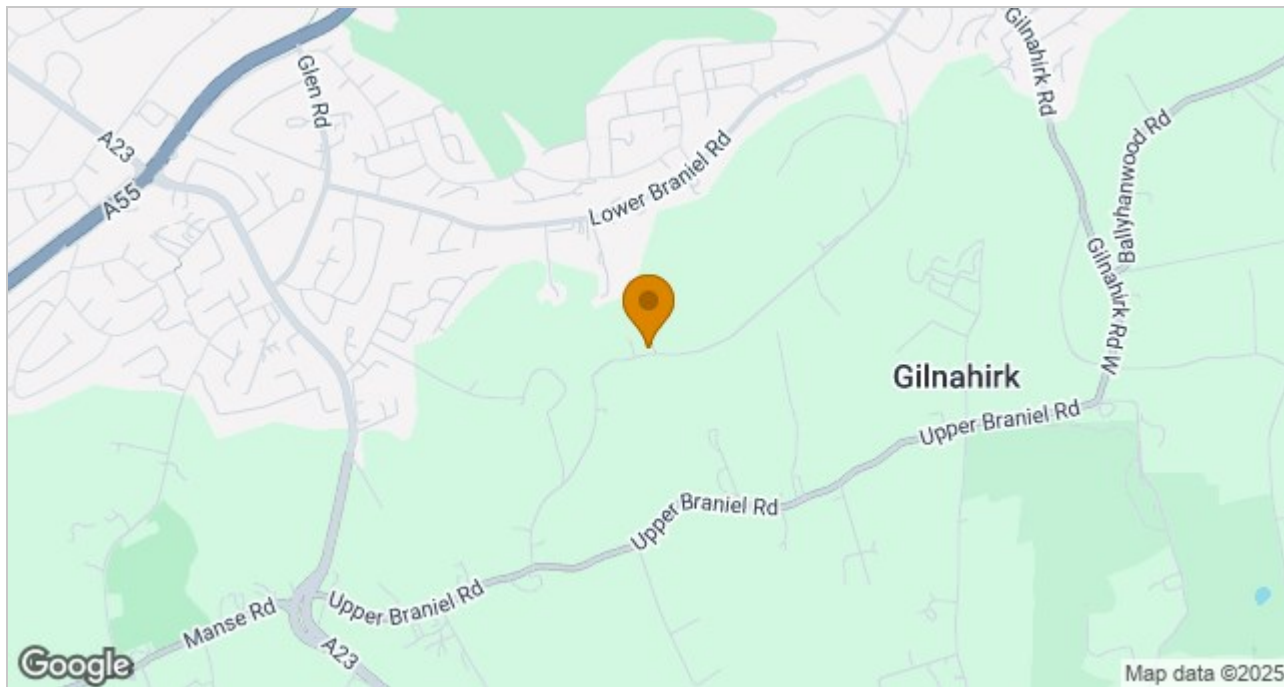


# Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plans produced using PlanIt.

# Area Map



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