



## 30a Tullyhubbert Road, Moneyreagh, Newtownards, BT23 6BY

**Offers Over £499,000**

Beautifully located in the heart of the Mid Down Countryside, the property benefits from rural living and yet is within a 15 minute drive to Belfast, with the surrounding town of Comber, Saintfield and Ballygowan all within close proximity as well as host of local amenities and excellent and excellent schools.

The property itself was constructed 2 years ago and has been finished to the highest standard throughout with an unveiled level of specification.

Extending to 2600 sq ft the adaptable layout provides the potential of 5 bedrooms together with open plan kitchen/ living/dining family room together with luxury bathroom, en suite and an additional shower room.

Externally the property positioned on a pleasant site with formal gardens and large garage.

Likely to be of interest to the growing family in todays market viewing by appointment.

- Magnificent Detached Family Home Extending to 2600 sq ft,
- Superb Kitchen with Centre Island with Open Plan Living/Dining Area
- Large Family Bathroom/ Pvc Double Glazing
- Large Detached Garage /Driveway with Ample Parking
- Popular and Convenient Semi Rural Location 15 Minutes from Belfast
- Beautifully Presented Accommodation Finished to a High Standard
- Separate Utility Room/Oil Fired Heating
- Five Bedrooms/One Reception Room or Four Bedrooms/Two Reception Rooms
- Electric Gates leading to Driveway
- External Cameras and Lighting

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs	86	86
(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

## Entrance Hall



Composite front door leading to entrance hall. Tiled flooring in herringbone style.

## Family Room 14'8 x 13'7 (4.47m x 4.14m)



Brick fire-place with wood burning stove.

## Kitchen/Living/Dining 28'7 x 13'7 (8.71m x 4.14m)



Excellent range of high and low level units, Centre Island with Quartz work tops. inset sink with 'Quooker' boiling hot water tap, 5 ring gas hob, Double oven. Integrated dishwasher and fridge/freezer. Tiled flooring. Sliding doors from living area to front patio.



**Utility Room 12'7 x 6'9 (3.84m x 2.06m)**

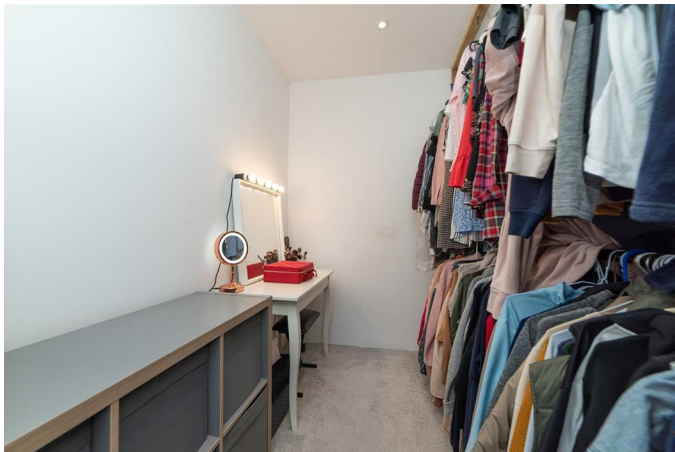


High and low level units, single drainer stainless steel sink unit with. Washing machine and tumble dryer. Tiled flooring. Door to rear.

**Bedroom One 21'5 x 12'5 (6.53m x 3.78m)**



**Dressing Room 9'5 x 5'8 (2.87m x 1.73m)**



## En-Suite



Walk in shower enclosure with overhead shower and telephone hand shower, low flush w.c Wash hand basin.

## Bedroom Two 13'7 x 10'2 (4.14m x 3.10m)



## Bathroom



Freestanding bath with walk in shower enclosure with overhead shower and additional telephone shower. Low flush w.c Wash hand basin with vanity unit.

## First Floor



## Bedroom Three/Cinema Room/Playroom 21'3 x 14'2 (6.48m x 4.32m)



Laminate wooden floor.

## Bedroom Four 21'3 x 12'5 (6.48m x 3.78m)



### Bedroom Five 13'0 x 10'2 (3.96m x 3.10m)



### Shower Room



Fully tiled shower enclosure with telephone hand shower, low flush w.c Wash hand basin and vanity unit.

### Outside



Garden laid lawn to the front and side. To the rear there is a large patio area.



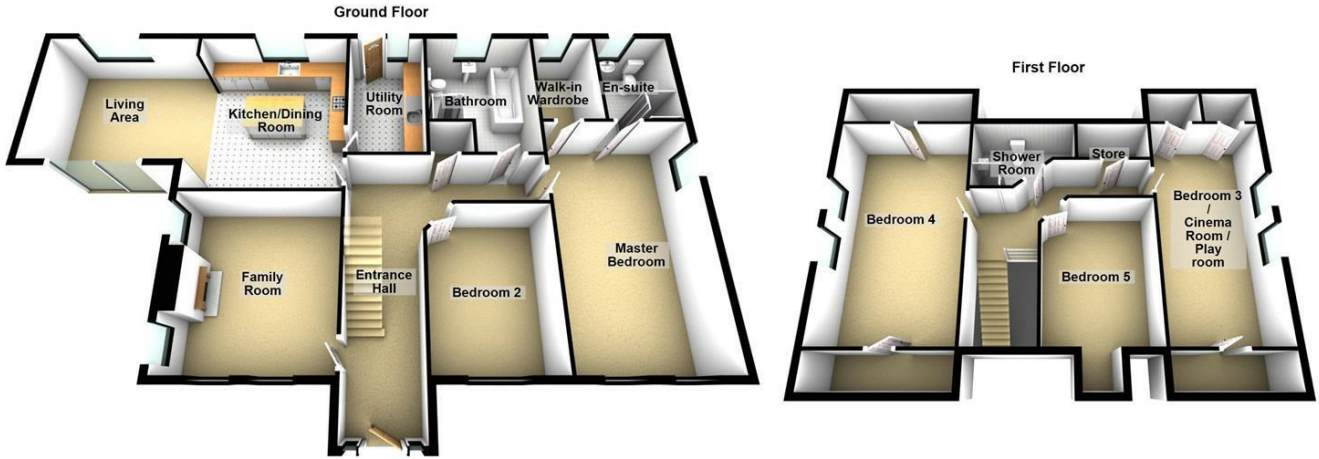
**Detached Garage 32'6 x 23'3 (9.91m x 7.09m)**



**Corrugated detached garage with electric roller door. Light and power.**

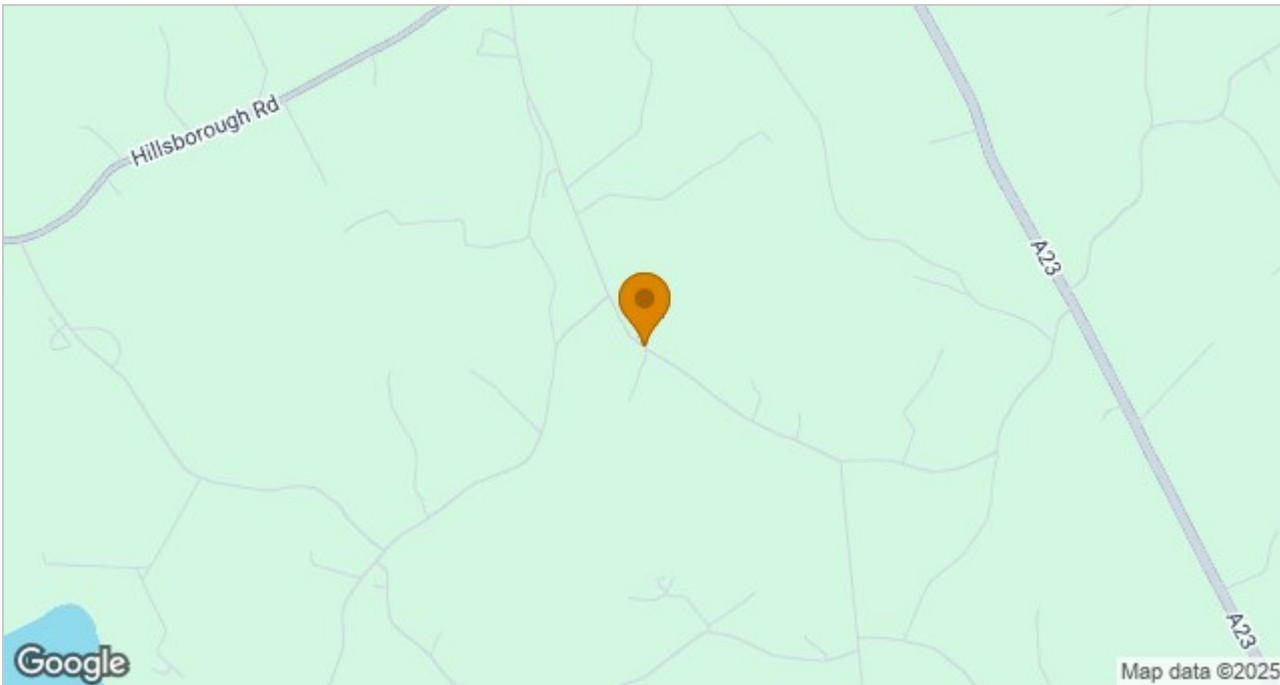


# Floor Plan



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. Plan produced using PlanUp.

# Area Map



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