



Enjoying a quiet yet convenient, cul-de-sac location close to the beautiful grounds of Stormont Estate, this deceptively spacious home would be ideal for families and the semi-retired alike.

Extensively modernised to an exacting standard in the past five years or so by the current owners, there is little to do except move in and enjoy the peace and quiet.

The extended garage features electric door access, double glazing, a radiator and its own wc. It could therefore be put to a variety of usages.

With public and private transport links both in close proximity, there is also a range of schools for all ages in the locality. Excellent local amenities in Belmont, Ballyhackamore and even Holywood are also in the vicinity.

Offers Over  
£495,000

36 Massey Court,  
Off Massey Avenue,  
Belfast,  
BT4 3GJ

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Well-proportioned, modernised detached bungalow
- Three double bedrooms: Principal with wet-room style ensuite
- Spacious, bright lounge with vaulted ceiling
- Double doors to dining room
- Luxury kitchen designed by Interior 360; excellent range of appliances
- Utility room
- Bathroom with contemporary white suite
- Conservatory opening onto rear patio
- Easy to maintain front and south-facing rear gardens
- Good-sized, floored roofspace
- Large, integral garage with electric door
- Additional, off-street driveway parking
- Gas central heating
- Double glazed throughout
- Air circulation system
- Convenient, cul-de-sac location
- No onward chain



The Property Comprises:

Ground Floor

Front door to:

ENTRANCE PORCH: uPVC front door with leaded glass, double glazed insets, side and fan light to:

RECEPTION HALL: Cornice ceiling, solid wood flooring. Two, large built-in robes/cupboards with shelving and sliding doors. Frosted glass panels and door to:



LOUNGE: 25' 5" x 13' 1" (7.75m x 3.98m) Vaulted ceiling, twin aspect. Fireplace with raised hearth, stainless steel trim and gas coal effect fire. Solid wood flooring. Double doors with glass panels to:



DINING ROOM: 13' 3" x 12' 9" (4.05m x 3.89m) Cornice ceiling, solid wood flooring. Door to kitchen. Bi-fold doors to:



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CONSERVATORY: 13' 2" x 10' 0" (4.01m x 3.06m) Ceramic tiled floor, access to rear garden.



KITCHEN: 12' 7" x 11' 7" (3.84m x 3.53m) Modern range of high and low level units by Interior 360. One and a half bowl underhung stainless steel sink unit with mixer tap. Integrated appliances including Siemens four ring induction hob with extractor fan above. Siemens fan oven and matching combi oven above. Zanussi dishwasher, Electrolux fridge. Pull-out larder. Solid wood flooring. uPVC double glazed back door to garden. Connecting door to hallway.



PRINCIPAL BEDROOM: 14' 3" x 12' 9" (4.34m x 3.89m) Two, large built-in robes with shelving and sliding doors. Door to:

ENSUITE SHOWER ROOM: Wet-room style with corner shower enclosure featuring "rain" head and additional telephone hand shower. Vanity unit incorporating wc, wash hand basin and storage underneath. Chrome heated towel rail. Backlit mirror.



BEDROOM (2): 15' 4" x 10' 0" (4.68m x 3.05m) Two, large built-in robes with shelving and sliding doors.





BEDROOM (3): 13' 2" x 9' 5" (4.01m x 2.86m) (Currently used as study). Range of built-in storage, cupboards and shelving.



Access from hallway via pull-down ladder to:

ROOFSPACE: Floored and insulated with light.

BATHROOM: Contemporary white suite comprising free-standing bath with telephone hand shower. Wash hand basin with feature, tiled splashback and storage underneath. Backlit mirror above. Low flush wc, separate corner shower cubicle featuring "rain" head and additional telephone hand shower. Chrome heated towel rail, ceramic tiled floor.



UTILITY ROOM: 10' 0" x 6' 11" (3.05m x 2.12m) Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer. Service door to garage.

## Outside

Tarmac driveway with off-street parking for several vehicles and leading to:

INTEGRAL GARAGE: 30' 5" x 12' 2" (9.28m x 3.72m) Double + length with power, light and heat. Electric up and over door. Access to roof void. Double glazed window and door to back garden. Storage cupboard with Worcester Bosch gas boiler.

WC: (Within garage). White suite comprising low flush wc, pedestal wash hand basin with mixer tap and tiled splashback. Ceramic tiled floor and extractor fan.

FRONT GARDEN: Mainly in lawn with flowerbeds featuring variety of plants, trees and shrubs.

REAR GARDEN: Fully-enclosed and landscaped with south-facing paved, patio area.

Well-stocked beds with various trees, plants and shrubs. Outside light and tap. Path to side with gate to front. Timber store to rear of garage.

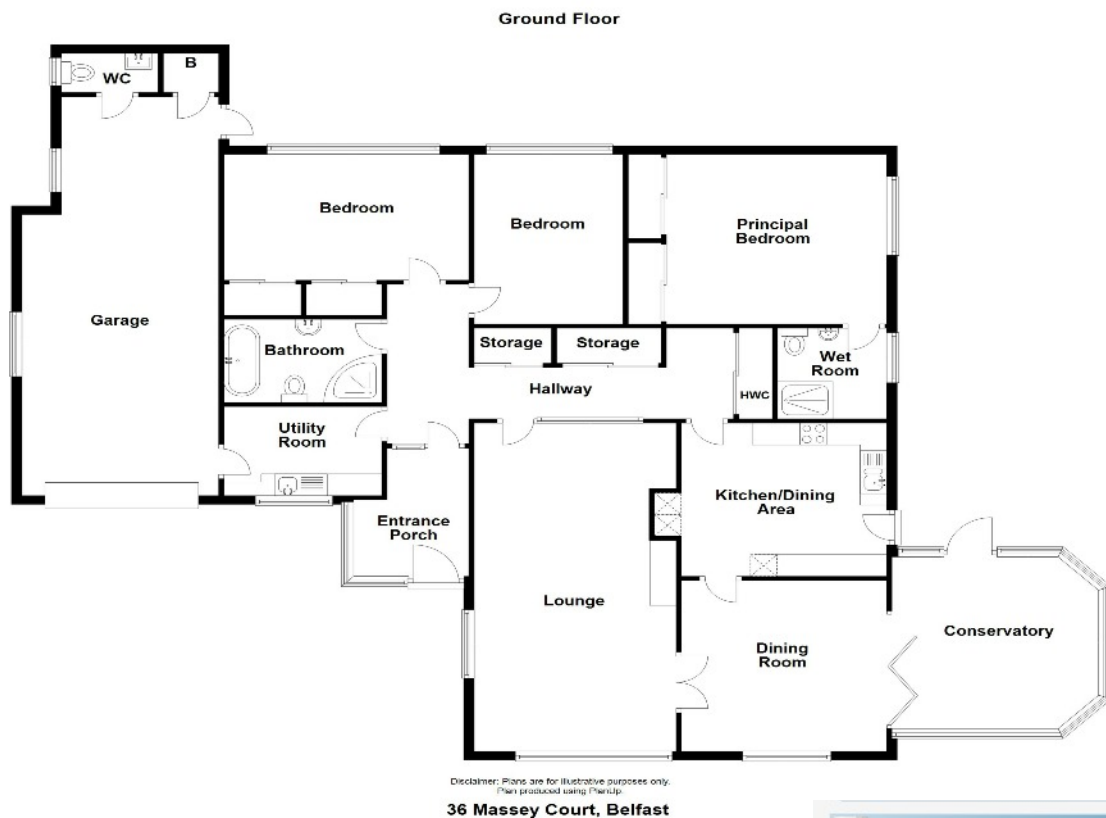


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## Location:

Passing Campbell College on the right and Belmont Park on your left, continue around corner where Belmont Road becomes Massey Avenue. Go past Castlehill Road junction and Massey Court is next right. Turn left at the bottom and property is on right hand side.



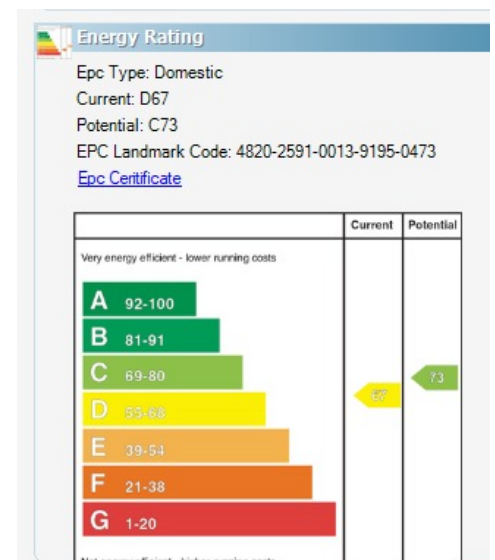
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