



36 Tullyhubbert Road | Moneyreagh, BT23 6BY

A truly amazing c.3,800sq.ft family home with many features and lifestyle opportunities

Very generous and flexible accommodation



Michael  
**Chandler**  
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Bespoke modern kitchen with a range of integrated appliances and open plan dining  
 Stunning family lounge with a solid wood oak floor and a Stovax fire  
 Cosy family room with a wood strip floor  
 Sun room with panoramic views for miles and access to the rear patio  
 Four double bedrooms, three with modern en-suite shower rooms  
 Master bedroom benefits from a large dressing room  
 Luxury family bathroom with a white suite and separate shower cubicle  
 Oil fired central heating and double glazed windows  
 Approached via a sweeping driveway  
 Detached double garage with potential to convert into further accommodation( Subject to approvals)  
 Expansive driveway with excellent parking facilities  
 Beautifully landscaped gardens with a feature orchard  
 Totally private and tranquil patio that is ideal for barbeques and relaxing  
 Convenient location close to Belfast, Moneyreagh and Saintfield



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# A Tranquil Experience!

Tranquil, picturesque and peaceful are three words that spring to mind when describing this wonderful detached bungalow. This stunning home has to be experienced to be believed... an immaculate and stylish interior and a convenient location that is within twenty minutes of Belfast... what is not to love! From the moment you turn into the stoned driveway you will notice the charm and character and will be blown away by the gardens and feel like you have arrived somewhere very special.

The accommodation comprises a stunning reception hall that runs the length of the property, a large living room with a solid oak floor and a feature Stovax fire, a cosy family room with a wood strip floor, a large sun room with a feature gas fire and French doors that open onto the rear patio area, a spacious open plan modern kitchen with superb range of units, built in appliances, a centre island and a casual dining area, a useful utility room, cloakrooms, a large master suite with walk in dressing room that opens onto an en suite, three further spacious double bedrooms - two with modern en suite shower rooms, a useful home office and a family bathroom with a white three piece suite and a separate shower.

The property itself sits on approximately 3/4 of an acre that is laid in lawns, an orchard, brick paved patio areas and a sweeping driveway laid in loose stones. To the rear is a large double garage that could be easily converted into additional living space for a teenager or elderly relative ( Subject to the usual approvals).

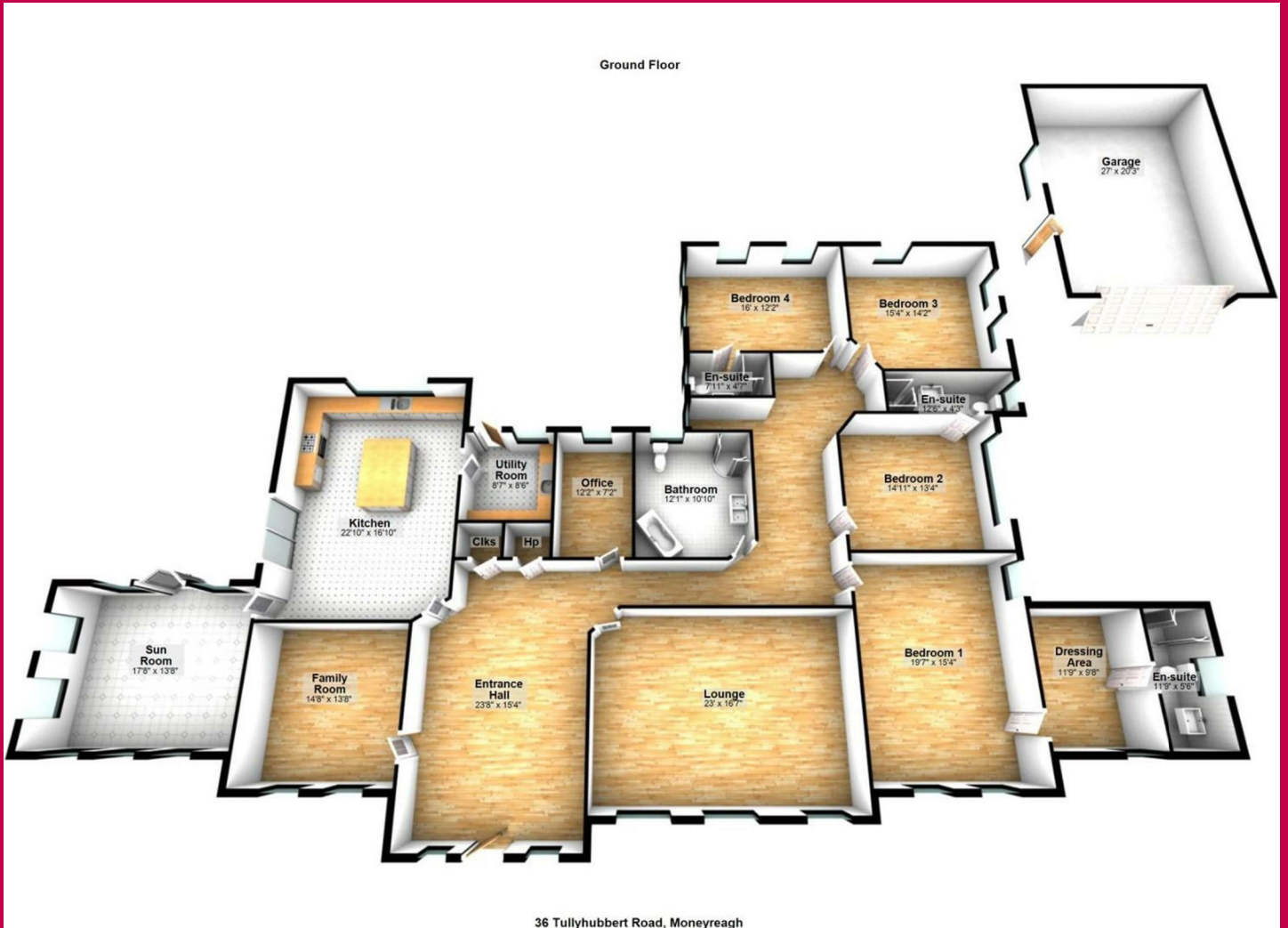
If you are in the market for a stunning family home on a mature and secluded site with a convenient countryside location, then look no further. Belfast, Ballygowan, Moneyreagh, Saintfield, Carryduff and Comber are all within a short drive.

To arrange a viewing or for further information please contact Michael Chandler Estate Agents on 02890 450 550 or visit [www.michael-chandler.co.uk](http://www.michael-chandler.co.uk)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC |           |





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### REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you!

For expert Mortgage & Insurance advice contact:

## Michael Chandler

MORTGAGE CHOICES

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