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ESTATE AGENTS &
LETTING SPECIALISTS

53 Hillsborough Road | Moneyreagh, BT23 6AY
OFFERS AROUND £475,000



The Property

This detached family home and separate detached self-contained garden home occupies a generous mature site within a quiet cul-de-sac on the Hillsborough Road, adjacent to Moneyreagh village, offering excellent convenience to the established Moneyreagh Primary School, Popular Auld House Restaurant and only a 5 minute walk to the family park and Moneyreagh community sports centre. The location provides excellent convenience to Belfast Carryduff, Comber, Ballygowan and Saintfield with good public transport and road networks linking school pupils and city commuters to Belfast within 15 minutes. This property has wide appeal especially in relation to the additional one bedroom garden property providing a host of uses perhaps as a self-contained accommodation for a live in relative or alternatively for those operating a business from home.

This impressive home was constructed with great attention to detail, offering a clever layout with an abundance of both bedroom and reception accommodation for the growing family market. The property has been very well maintained by its current owners, providing bright and spacious accommodation throughout, comprising in brief of a spacious living room with open feature fireplace, separate dining room with open feature fireplace. The contemporary kitchen is open to the ample dining area, leading through to the sunroom with access to the rear gardens. Furthermore, the principal bedrooms benefits from an en-suite shower along with a walk-in dressing room and luxury white suite family bathroom. To the first floor there are four well-proportioned bedrooms, bedroom five can be used as a study/home office and attractive white suite family shower room.

Further benefits include underfloor heating to the ground floor, uPVC double glazing throughout and oil-fired central heating.

The fully enclosed private rear gardens are laid in lawns with mature planting and various patio and loose stone pebbled areas, providing the ideal outdoor entertaining space. Additionally, there are front gardens laid in lawns with a sweeping driveway leading to the rear, for numerous vehicles, leading to the detached double garage. Furthermore, there is a storage building, providing ample storage and other benefits, currently being used for accommodation.

With so many great attributes, well-proportioned accommodation and excellent location we are confident demand for this property will be high and recommend your earliest internal inspection to truly appreciate everything this home has to offer.





Offers Around £475,000
Detached
5 Bedrooms
3 Receptions



Accommodation

Ground Floor

Reception Porch and Hall

Dining Room
20'8" x 12'1"

Living Room
31'5" x 14'8"

Kitchen/Dining
19'6" x 13'10"

Sunroom
12' x 11'10"

Rear Porch

Bathroom

Bedroom One
21'9" x 10'6"

En Suite Shower Room

Walk-in Dressing Room

First Floor

Stairs and Landing

Bedroom Two
19'5" x 14'7"

Bedroom Three
13'8" x 10'3"

Bedroom Four
13'7" x 7'8"

Bedroom Five
19'5" x 10'4"

Shower Room

Outside

Double Garage
26'6" x 23'4"

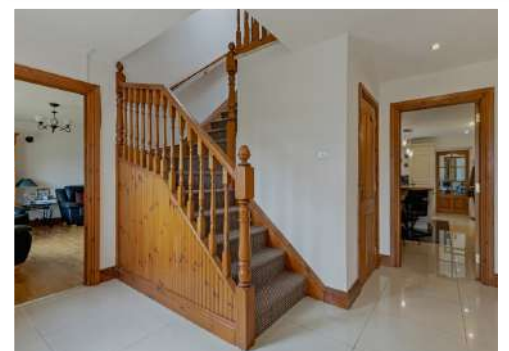
Storage Building

Front and Rear Gardens laid in Lawns

Rear Garden with Paved Patio Area

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk





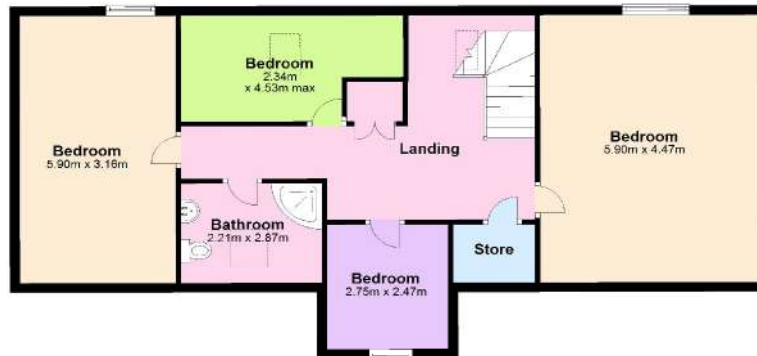
Property Features

- Well Presented Detached Family Home with Separate Detached One Bedroom G
- Popular and Convenient Location within a Quiet Cul-De-Sac
- Bright & Spacious Accommodation Throughout
- Five Well Proportioned Bedrooms
- Principal Bedroom Benefiting from an En-Suite Shower Room & Walk-In Dressing Room
- Bedroom Five can be used as a Study/Home Office
- Contemporary Kitchen Open to Casual Dining Area
- Sunroom with Access to the Rear Gardens
- Spacious Living with Open Feature Fireplace
- Separate Dining Room with Open Feature Fireplace
- Contemporary White Suite Family Bathroom
- White Shower Room to the First Floor
- Underfloor Heating to the Ground Floor
- Oil Fired Central Heating & uPVC Double Glazing
- Front Gardens Laid in Lawns with Mature Shrubs
- Sweeping Driveway Providing Ample Carparking Leading to the Detached Double Garage
- Storage Building, Providing Ample Storage & Other Benefits, Currently Being used for Accommodation
- Fully Enclosed Private Rear Gardens Laid in Lawn, with Various Patio and Loose Stone Pebbled Areas, Ideal for Outdoor Entertaining
- Located in Moneyreagh and Within Walking Distance to the Established Local Primary School, the Popular Auld House Restaurant & Community Sports Centre, with Children's Park & Football Pitches
- Good Road and Public Transport Links Providing Excellence Convenience to Belfast
- Belfast, Carryduff, Saintfield, Comber and Ballygowan Close by





First Floor



Ground Floor



Upper Floor



Directions

Travelling from Comber on the Ballygowan Road towards Ballygowan. At the roundabout in Ballygowan, take the third exit onto Belfast Road. Turn left onto Hillsborough Road, Number 53 will be located on the right hand side.



Viewing

By appointment through agent.

Free Valuation

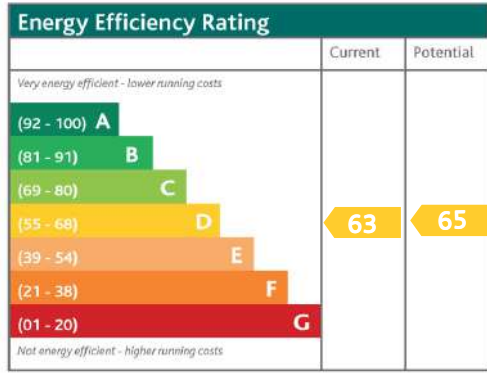
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