

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterproperty.com

NETWORK STRENGTH - LOCAL KNOWLEDGE



**31 QUARTERLAND ROAD,
DUNDROD, CRUMLIN, BT29**

OFFERS AROUND £534,950

A rare opportunity to purchase this charming extended detached residence enjoying a breathtaking semi-rural setting with stunning views over surrounding open countryside, yet only minutes from Andersonstown, leading schools, leisure facilities, shopping centres, Belfast, Lisburn and the motorway network.

Set well back from the road and approached via an impressive beech tree-lined laneway, the property enjoys extensive well-maintained grounds, ample off-road parking and a peaceful, private setting that perfectly combines countryside living with everyday convenience.

Built in 1999 and cherished by the current owners since 2004, the home has been superbly extended to create a spectacular open-plan living and entertaining space positioned to the rear of the property. Open plan to the solid oak fitted kitchen with separate utility room, the magnificent extension features a vaulted ceiling, an abundance of windows flooding the room with natural light, attractive flooring and a striking wood-burning stove creating a warm and inviting focal point. The kitchen offers a range of high and low level units, feature granite breakfast bar with seating area, built-in oven and excellent storage. There is also a separate living room with multi-fuel burning stove.

The accommodation is spacious and versatile with four bedrooms in total, including a substantial principal bedroom. One first floor bedroom benefits from an ensuite shower room and there is also a useful study/home office. A luxurious bathroom suite with free standing bath and separate shower cubicle completes the accommodation.

Additional benefits include double and triple glazing together with LPG gas heating. A detached stone barn, believed to date back approximately 250 years, adds further charm and offers potential for a variety of uses subject to the necessary consents.

Rarely does a property offering such a unique blend of character, tranquillity, space and convenience come to the market.



Key Features

- A simply spectacular detached residence extending to approximately 2,000 sq ft (excluding the garage and barn), set within magnificent open countryside and further enhanced by a breathtaking rear extension.
- Two reception rooms, including a breathtaking extended sunroom just off the kitchen, featuring a vaulted ceiling and an abundance of windows, providing a superb and impressive entertaining space.
- Luxurious white bathroom suite comprising free-standing bath, separate shower cubicle and recessed spotlighting.
- LPG gas heating system together with both triple and double glazing.
- Detached stone barn, believed to date back circa 250 years, offering a range of potential uses subject to the necessary consents.
- Four bedrooms (two on the ground floor and two on the first floor), including a large principal ground floor bedroom, and a further bedroom with its own private ensuite shower room.
- Solid oak fitted kitchen with access to a separate utility room.
- Spacious and welcoming entrance hall, together with a useful first floor home office/study.
- Large attached garage with light and power, together with ample off-road parking.
- Only around 10 minutes from an abundance of amenities in Andersonstown, including a range of schools, and also convenient to Belfast, Lisburn and the main arterial routes.



GROUND FLOOR

Upgraded composite front door opening into a spacious and welcoming entrance hall, featuring wood-effect stripped flooring, a vaulted ceiling, and a useful storage cupboard.

LIVING ROOM

13'7 x 13'7

Boasting attractive stripped wood-effect flooring, dual side-by-side dropped windows showcasing magnificent views, and a characterful multi-fuel burning stove, this room combines charm, warmth, and natural light beautifully.

EXTENDED SUNROOM / KITCHEN / ENTERTAINING SPACE

38'8 x 20'8

This spectacular extended room is undoubtedly the showpiece of the home, offering an exceptional open-plan living and entertaining space finished to an impressive standard throughout. The superb solid oak fitted kitchen comprises a range of high- and low-level units, pull-out larder cupboards housing a double American fridge freezer, single drainer stainless steel sink unit, feature granite breakfast bar with ample seating space, built-in oven, hob, extractor fan and recessed spotlighting.

Open plan to the magnificent extended living area, the room is further enhanced by a vaulted ceiling, an abundance of windows flooding the space with natural light, attractive wood-effect stripped flooring, and a feature wood-burning stove creating a warm and inviting focal point. The current owners have advised that horses from the neighbouring fields can occasionally be seen, adding to the wonderful semi-rural charm.

uPVC double glazed double doors lead directly to a large patio with water feature and extensive, well-maintained private grounds beyond.

SEPARATE UTILITY ROOM

Fitted with a range of high and low level units incorporating a single drainer stainless steel sink unit, plumbed for washing machine and dishwasher, tiled flooring and an additional useful storage cupboard.

PRINCIPAL BEDROOM 1

24'0 x 10'2

A superbly spacious feature bedroom, enjoying an abundance of natural light from four windows showcasing magnificent views, further enhanced by recessed spotlighting.

BEDROOM 2

10'3 x 8'11

Two side-by-side windows and laminated wood-effect flooring.

LUXURIOUS WHITE BATHROOM SUITE

Comprising free standing bath, wash hand basin with storage unit, low-flush W.C., separate shower cubicle with shower unit, chrome effect sanitary ware, chrome effect towel warmer, recessed spotlighting, extractor fan and beautifully tiled walls and floor.

FIRST FLOOR

Spacious landing.

BEDROOM 3

13'11 x 12'10

Laminated wood effect floor and access to;

ENSUITE SHOWER ROOM

Comprising shower cubicle with electric shower unit, low-flush W.C., wash hand basin with storage unit, chrome effect sanitary ware and extractor fan.

BEDROOM 4

13'11 x 13'7

Velux window and gable window providing emergency escape access.

STUDY / HOME OFFICE

8'2 x 6'9

Laminated wood effect floor, Fakro window.

ATTACHED GARAGE

22'6 x 11'3

Two side-by-side windows to the front. Fitted with roller door, light and power, and housing the gas boiler. Floored roof space with light, accessed via a Slingsby ladder.

STRIKING DETACHED STONE BARN

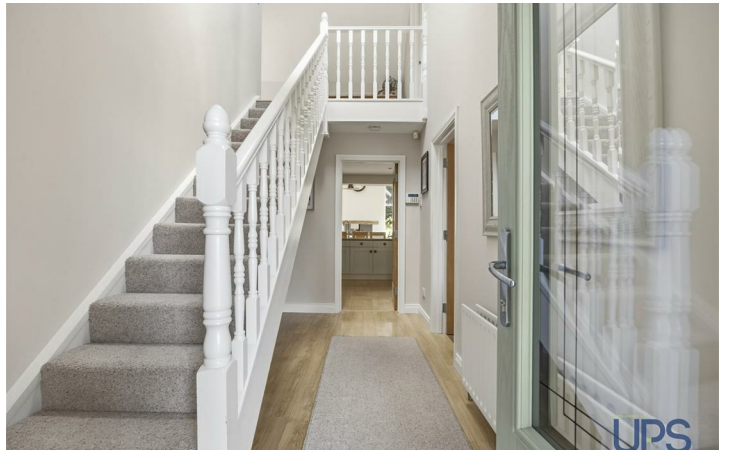
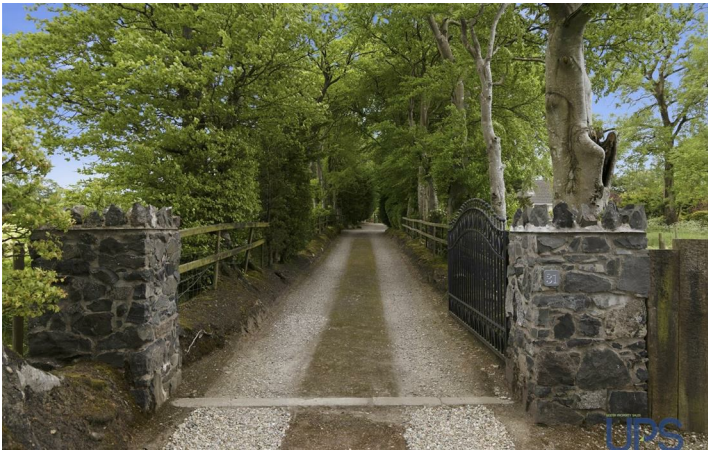
32'1 x 12'7

An impressive feature building offering a wealth of potential uses, subject to the necessary consents. The owner has advised that the building is believed to be over 250 years old, adding significant character and historical interest.

The barn benefits from power and a fully insulated, screeded concrete floor. The owners have advised that the barn is home to migrating swallows which return annually.

OUTSIDE

Set well back from the road and surrounded by breathtaking open countryside, the property is approached via an impressive lane flanked by beautiful mature beech trees, creating an excellent first impression. There is ample off-road parking in addition to a substantial turning circle extending to approximately 130 metres. Outside, extensive, well-maintained grounds featuring mature greenery surround the property, which enjoys a wonderfully peaceful and private setting amidst open countryside.



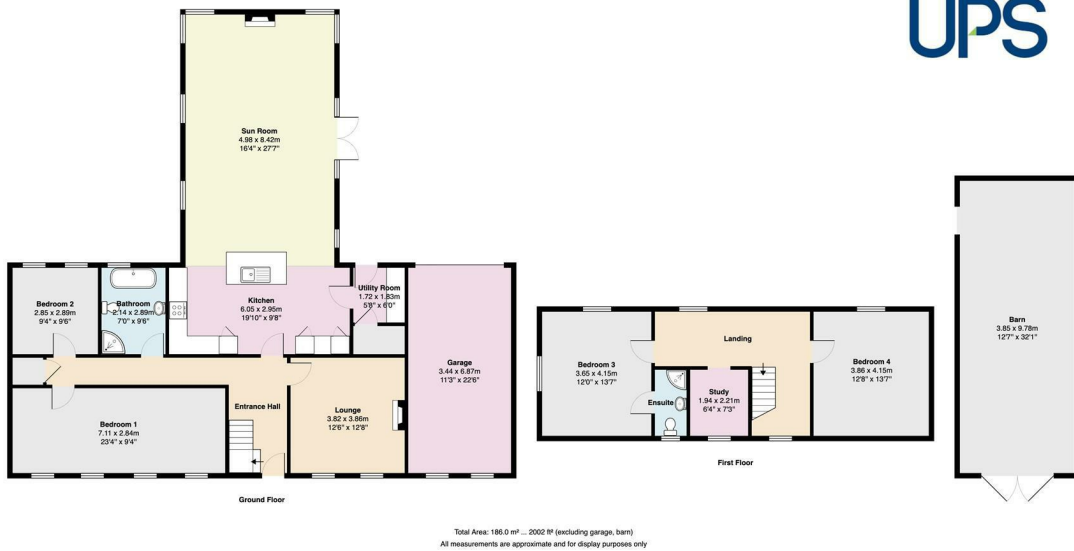








31 Quarterland Road, Dundrod, CRUMLIN. BT29 4TU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWARDS
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark