



12A SCHOOL ROAD

Ballygowan Road, Crossnacreevy

BT5 7UA



An idyllic countryside setting.

ONLY MINUTES FROM BELFAST.







## A PLACE TO UNWIND.

An open-plan kitchen, living, and dining area flows effortlessly into the outdoors, with double sliding doors opening onto 1.1 acres of serene countryside.







3000 SQ.FT

4 BED

OPEN PLAN LIVING

1.1 ACRES







# LOCATION

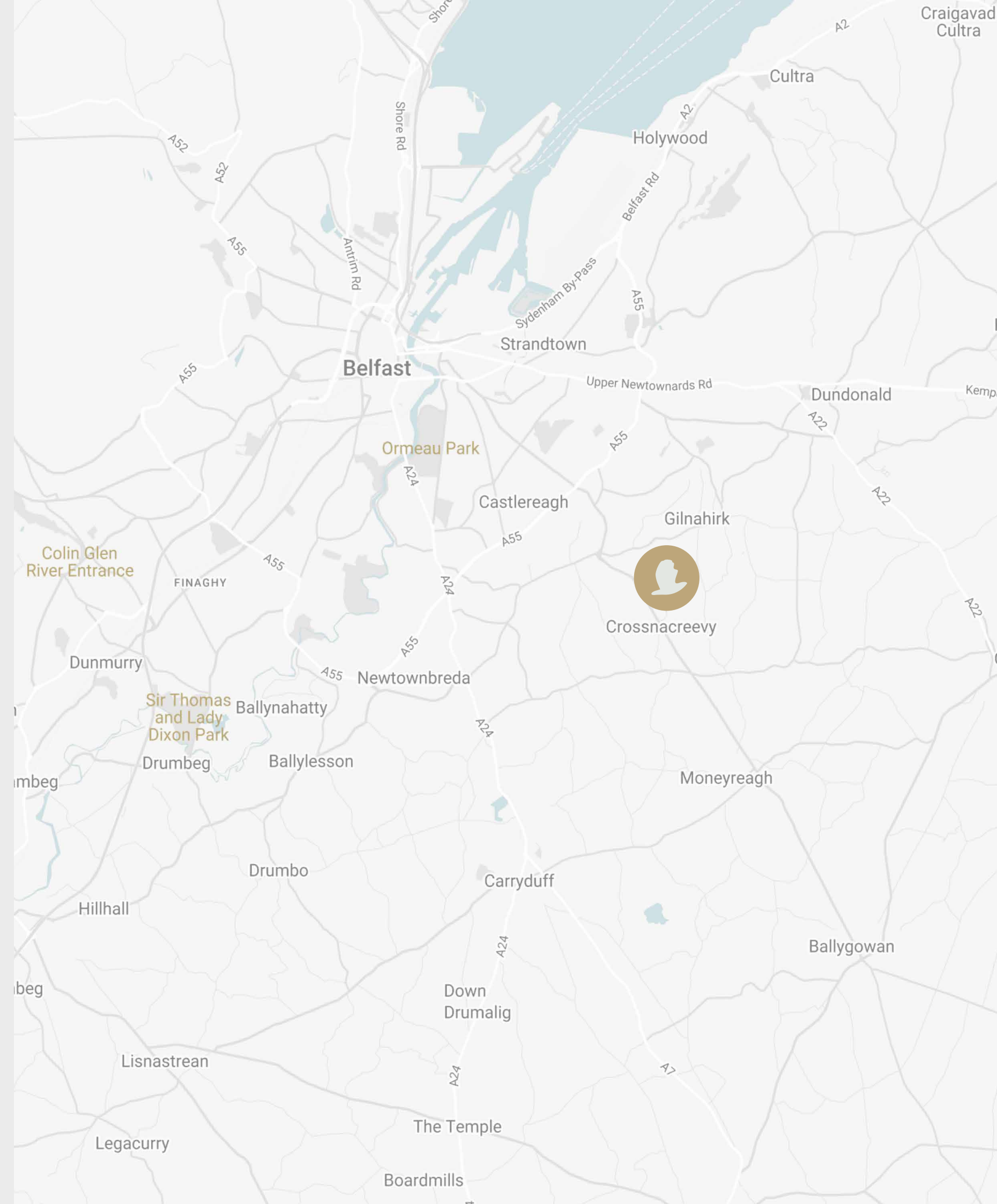
## A Perfect Location.

This charming new-build home is set on 1.1 acres of picturesque Northern Irish countryside.

Tucked away on the quiet and peaceful School Road, the property enjoys direct access to Belfast via the nearby A23 (Ballygowan Road.)

With excellent road and public transport links, school runs and city shopping are remarkably convenient.

A truly rare opportunity, this home offers the perfect blend of rural tranquility and urban accessibility.



BELFAST (city centre) - 15MINS

DUNDONALD - 10MINS

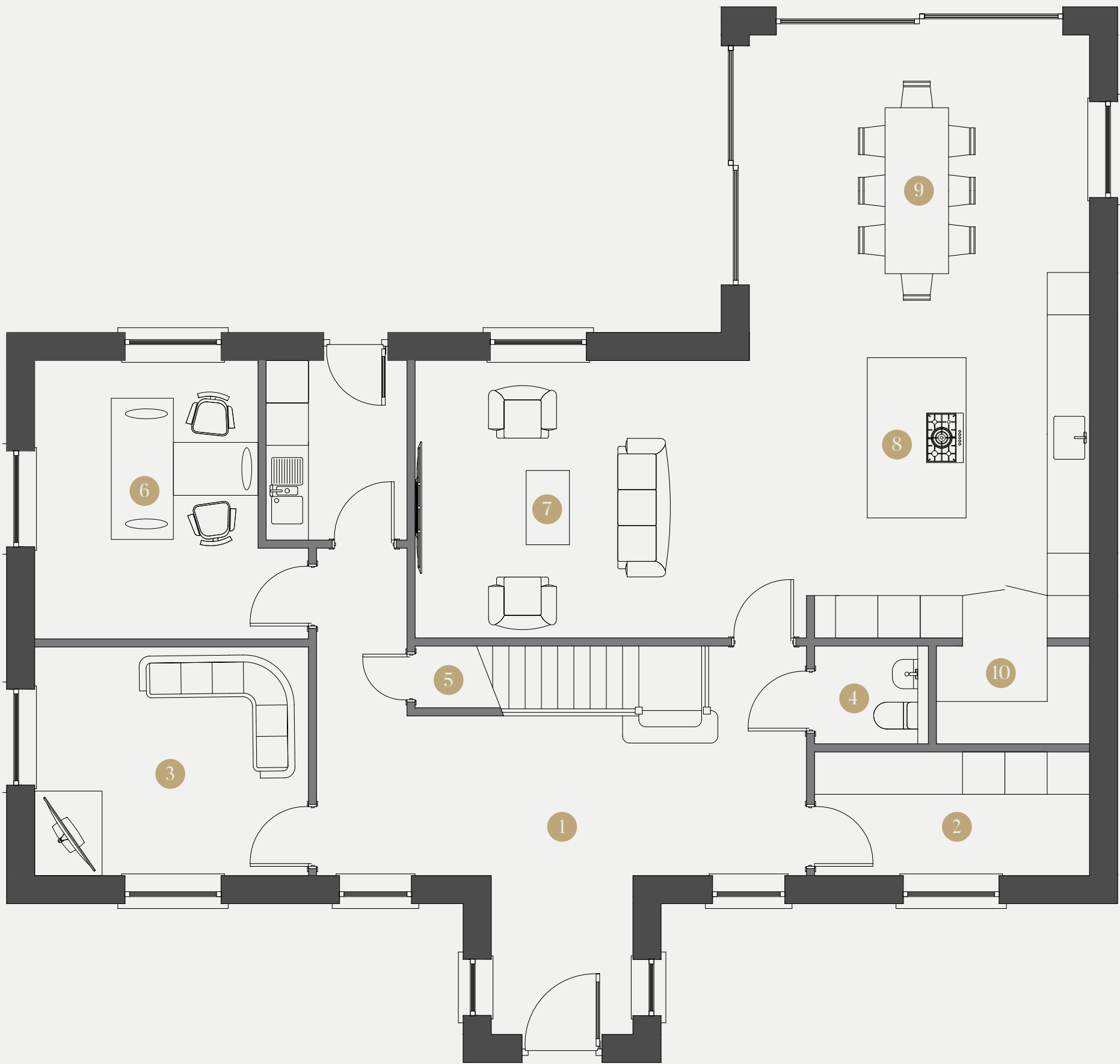
CITY AIRPORT - 15MINS



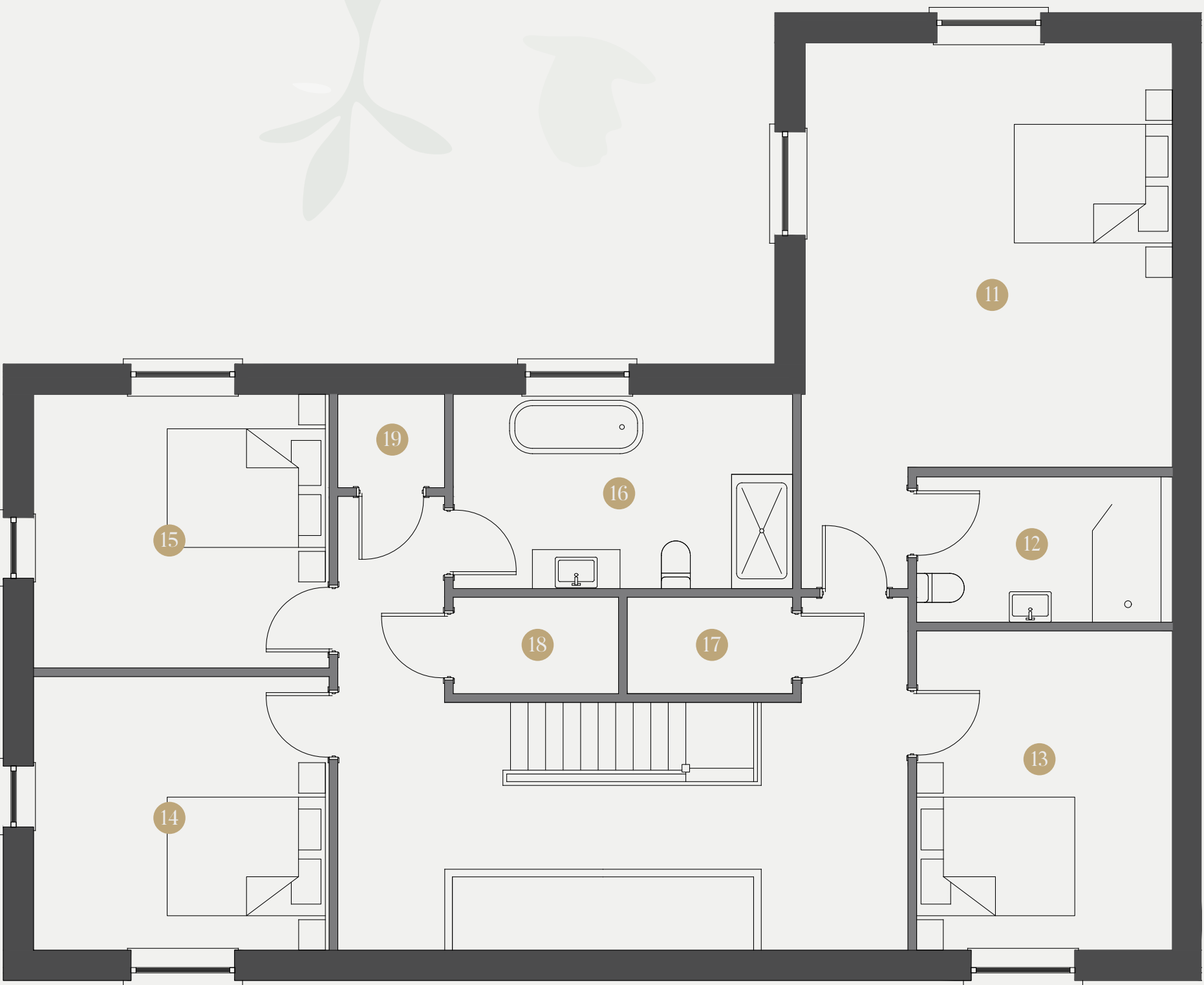
Floorplan

3,000 sq.ft.

- 1. Hall 6.9m x 4.5m max
- 2. Bootroom 3.8m x 1.7m
- 3. Snug 3.8m x 3.2m
- 4. WC 1.6m x 1.37m
- 5. Store 0.9m x 0.9m
- 6. Study 3.2m x 3.9m
- 7. Living 4.7m x 3.9m
- 8. Kitchen 4.8m x 3.9m
- 9. Dining 4.8m x 4.6m
- 10. Hidden Pantry 2.1m x 1.3m



- 11. Principal Bedroom 5.5m x 4.8m
- 12. Ensuite 3.3m x 1.9m
- 13. Bedroom 2 4.2m 3.35m
- 14. Bedroom 3 3.8m x 3.6m
- 15. Bedroom 4 3.8m x 3.6m
- 16. Bathroom 4.4m x 2.5m
- 17. Linen 2.1m x 1.2m
- 18. MVHR Room 2.1m x 1.2m
- 19. Store 1.4m x 1.2m







## Turn - key

### GENERAL

- Timberframe construction offers exceptional performance through well insulated and highly airtight design
- Estimated EPC: Category A
- Solar PV
- Mechanical Ventilation and Heat Recovery
- uPVC double glazed windows with low-e energy argon filled gas
- Highly efficient gas fired boiler
- Choice of high quality flooring

### PAINTED THROUGHOUT

- Six inch skirting and three inch architrave (appx)
- All skirting and archatraves painted
- All internal walls and ceilings painted
- High quality, solid panelled doors painted
- Choice of quality door furniture

### KITCHEN

- High quality units with a contemporary finish
- Quooker instant boiling water tap
- Soft close doors and drawers
- Large Island unit
- High quality integrated appliances to include eye-level double oven, dishwasher, fridge/freezer, induction hob
- Hidden pantry with automatic LED lighting.

### UTILITY ROOM

- High quality units with choice of doors and finishes

### BATHROOM & ENSUITE

- Modern sanitary ware and fittings
- Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite and bathroom.
- Thermostatically controlled showers
- Bespoke wall mounted vanity unit in main bathroom and ensuite
- Heated towel rail

### ELECTRICS

- Excellent range of TV, light and double socket points
- Internet connection points
- Telephone connection points

### OUTSIDE

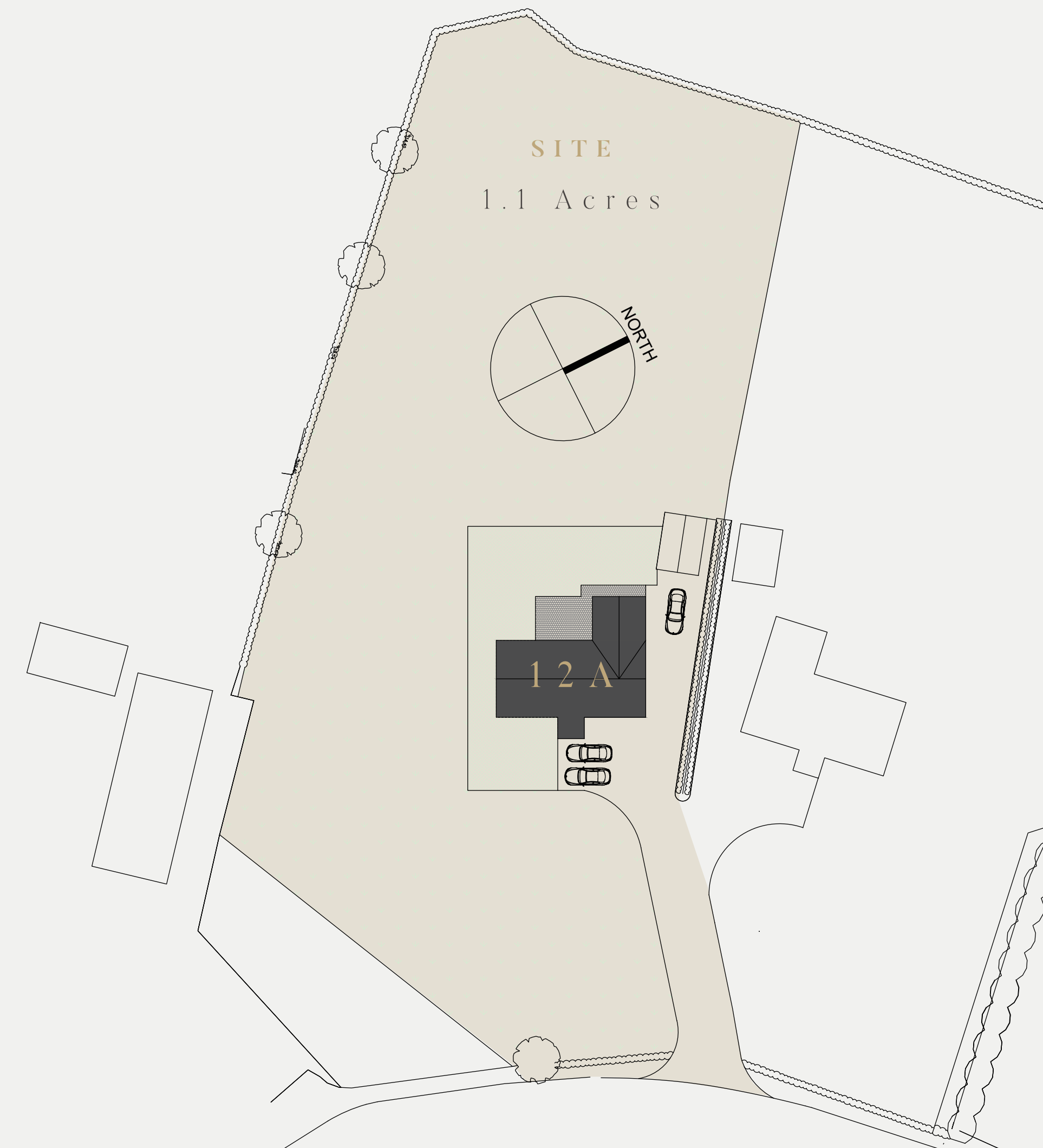
- Rear external double socket
- Front and Rear Lighting
- Outside water tap fitted
- Tarmac driveway
- Paved patio area to the rear
- Lawn sown out

### SAFE & SECURE

- Security alarm system fitted
- Audio & visual front door bell.
- Mains powered smoke alarms
- Mains powered carbon monoxide alarms
- 10 Year Structural Warranty Cover











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## THOMAS MOORE

HOME BUILDER

Thomas Moore Homes are dedicated to producing highly energy-efficient homes that go a long way to reducing running costs for our clients and creating wonderful places to live.



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