



17 Green Road,  
Ballyhackamore,  
BELFAST,  
BT5 6JA

Offers Over  
£850,000

Viewing by  
appointment with  
& through agent  
028 90 650000



Having been the subject of a comprehensive yet sympathetic programme of modernisation by the current owners, this stunning detached villa therefore requires the next owner to do little except move in and enjoy their fabulous home.

Attention to detail is to the fore throughout yet the vendors have taken great care to retain many original architectural features. As soon as you enter the reception hall with its delightful cornicing and panelling, you get a feel for the warmth and character which is evident throughout.

The beautifully presented and well-proportioned accommodation enjoys a flexible layout. The well-appointed, stylish kitchen leads to a spacious reception area

which is large enough to incorporate both dining and sitting areas. Two sets of bi-fold doors lead to landscaped gardens which catch the sun at different times of the day making it an ideal focal point for modern, family living.

Enjoying a private, corner site on highly regarded Green Road, vibrant Ballyhackamore with its array of shops, eateries, amenities and access is within a short stroll ... as are Glider stops to the city centre and towards Dundonald.

Also in the vicinity is a superb range of schools for all ages making this an enticing prospect for a range of purchasers.

It is only on internal inspection that one can appreciate all this superb home has to offer.



- Most attractive, extended detached villa
- Extensively modernised in past four years
  - Five bedrooms on first floor
- Gracious drawing room open plan to dining/family
  - Panelled living room (both with wood burners)
- Luxury kitchen with island plus range of Siemens integrated appliances
  - Open plan to family/dining: Bi-fold doors (two sets) to gardens
    - Utility room
    - Large playroom/home office/cinema room
  - Family bathroom with contemporary white suite
    - Additional ground floor shower room
- Corner site with landscaped, private gardens to front, side and rear
- Gas central heating with high-pressure water system
  - New roof: 2020
- Off-street, driveway parking for several vehicles
  - Short stroll to Ballyhackamore



The Property Comprises:

## Ground Floor

Original front door with glazed insets.

RECEPTION HALL: Cornice ceiling, corbels, ceiling roses. Polished wooden floor. Part-panelled walls. Feature radiator. Under stairs storage cupboard.

DRAWING ROOM: 14' 9" x 12' 3" (4.5m x 3.73m) (at widest points). High, beautiful corniced ceilings with centrepiece and plate rack. Wood-burning stove on slate hearth, polished wooden flooring. Sliding sash windows. Arch to:





DINING/SITTING ROOM: 10' 10" x 10' 2" (3.31m x 3.1m) Cornice ceiling, ceiling rose. Polished wooden flooring. French doors to garden.



LIVING ROOM: 19' 7" x 12' 2" (5.98m x 3.7m) (into bay and at widest points). Feature wood panelling. Cornice ceiling, ceiling rose, plate rack. Attractive fireplace with wood-burning stove on slate hearth.



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SHOWER ROOM: Corner shower with "rain" head. Duravit suite featuring low flush wc and matching wash hand basin. Part tiled walls, ceramic tiled floor, heated towel rail.



KITCHEN: 17' 9" x 15' 2" (5.4m x 4.61m) Excellent range of full height units and storage cupboards. Double doors to pantry cupboard with pull out drawers and shelving. Island unit with Italian marble work top and underhung sink unit. Integrated Siemens appliances including fan oven, additional combi oven, four ring induction hob. Full height fridge and freezer. Polished concrete flooring. Window seating with recessed shelving. Door to:







UTILITY ROOM: Range of high and low level units with granite work surfaces. Plumbed for washing machine, space for tumble dryer. Sink unit, Worcester gas fired boiler, high pressure water tank.

FAMILY/DINING ROOM: 22' 1" x 18' 8" (6.72m x 5.7m) Polished concrete flooring. Two sets of bi-fold doors: one to patio garden at side; second to rear patio and gardens. Zoned, underfloor heating.





CINEMA ROOM/PLAYROOM/OFFICE: 18' 5" x 14' 8" (5.61m x 4.48m) Built-in cupboard. Shelving. Zoned, underfloor heating. Power float concrete flooring.



First Floor Return

LANDING: Part-panelled walls. Cornice ceiling, ceiling roses.

BEDROOM (5)/DRESSING ROOM/STUDY: 9' 8" x 6' 4" (2.95m x 1.92m)



BATHROOM: Contemporary white suite comprising free-standing bath with telephone hand shower. Duravit low flush wc and matching wash hand basin with storage underneath. Walk-in shower enclosure with "Axor" rain head and additional telephone hand shower. Fully tiled walls, ceramic tiled floor, chrome heated towel rail.



## First Floor

BEDROOM (1): 14' 7" x 12' 2" (4.44m x 3.72m) Cornice ceiling, ceiling rose., feature panelling.



BEDROOM (2): 14' 4" x 11' 6" (4.36m x 3.5m) (into bay). Cornice ceiling, ceiling rose, feature panelling.





BEDROOM (3): 11' 3" x 11' 0" (3.43m x 3.35m) (at widest points). Cornice ceiling, ceiling rose.

BEDROOM (4): 12' 4" x 11' 2" (3.75m x 3.41m) (at widest points). Cornice ceiling, ceiling rose.

Access via pull-down ladder to:

ROOFSpace: Insulated. Part-floored section for storage.

LANDING: Part-panelled walls, cornice ceiling, ceiling rose, corbels.



## Outside

CORNER SITE: Double entrance gates leading to driveway laid in stones with off-street parking (and turning) for several vehicles.

Lawn with border beds laid in bark chips and feature hedging plus plants, trees and flowering shrubs.

Gate to side leading to enclosed patio garden/sun terrace with feature lighting and southerly aspect. On other side, timber store/potting shed.

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Gate to:

FULLY ENCLOSED REAR GARDEN: Excellent degree of privacy with lawn, attractively paved patio and sitting areas. Beds with plants and shrubs. Feature lighting. Outside taps. Bin storage area and aluminium garden store.







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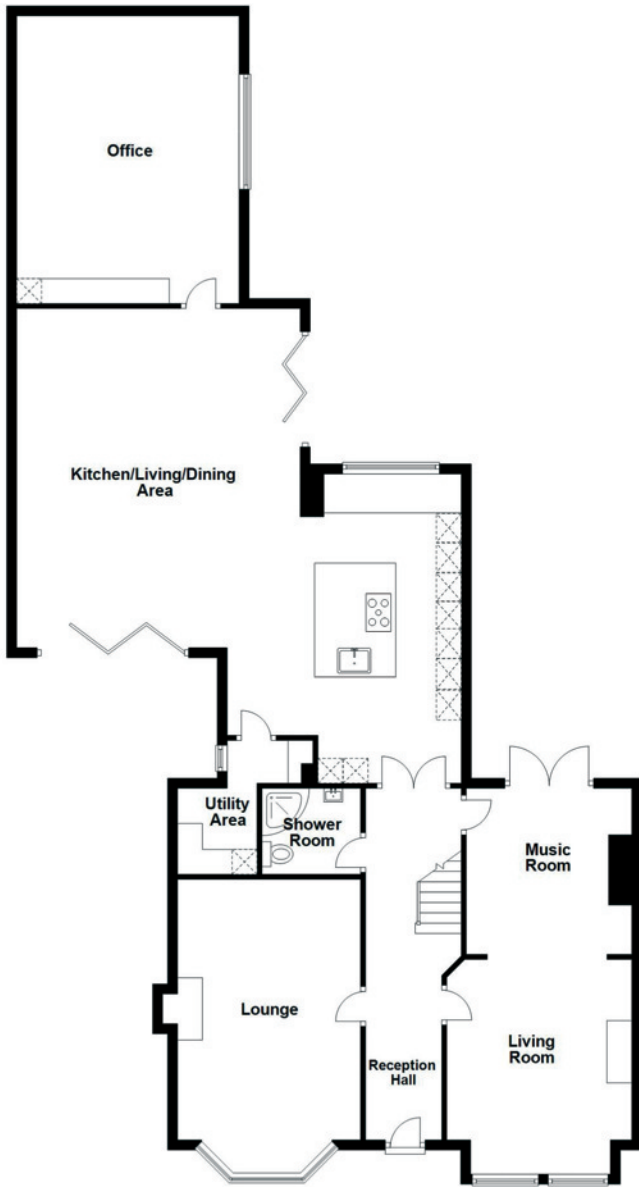


Location:

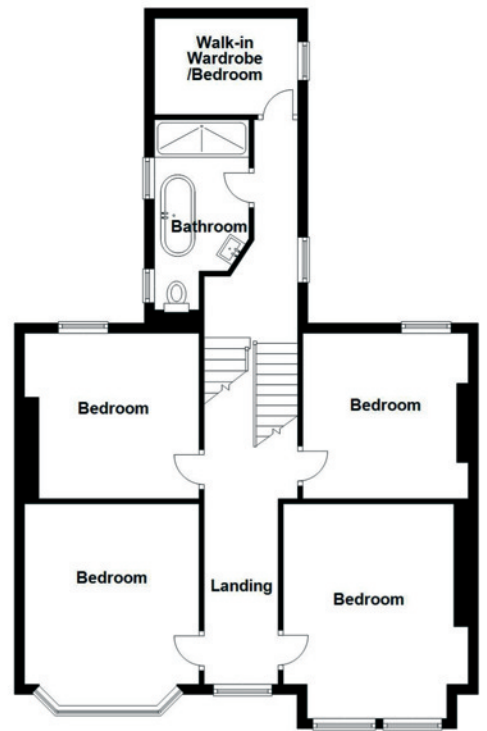
Heading countrybound on the Upper Newtownards Road, continue through Ballyhackamore. Passing Greenwood Primary School (on the left) turn right after Winston Gardens into Ormiston Gardens. Continue to bottom and property is on the left hand side as you turn onto Green Road.



**Ground Floor**



**First Floor**



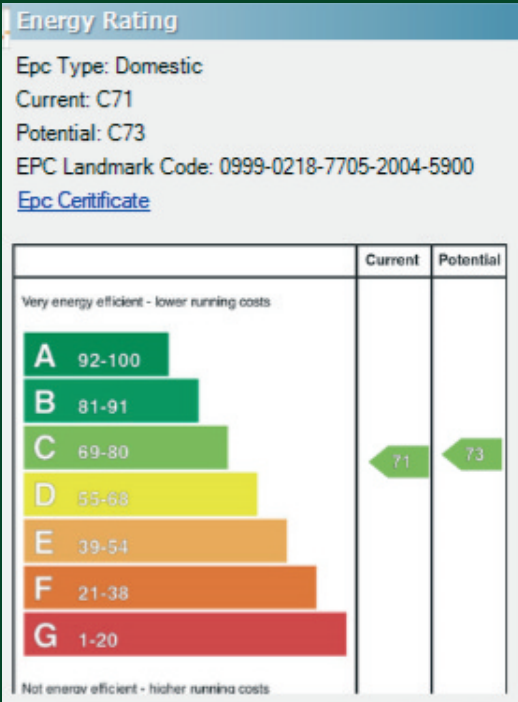
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**17 Green Road, Belfast**

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