

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**24 HOLLAND GARDENS, BELFAST, BT5 6EG**

**OFFERS OVER £285,000**



A beautifully presented red brick semi-detached property, recently improved by the current owners, and in the much sought after Holland Gardens, within walking distance of Ballyhackamore and it's many local amenities.

Improved with much care and attention to detail, the accommodation offers a combination of new with original features which make this house very appealing. In recent months, the owners have installed a new luxury kitchen and bathroom, new gas fired boiler, some updated electrics, and some replastering where necessary.

Comprising of entrance porch with Terrazzo flooring and stained glass door, leading to entrance hall with an attractive hardwood flooring, which flows into the lounge, which includes carved wood fireplace and bay window. Separate dining room with attractive open fireplace and wood laminate flooring. Luxury new kitchen with attractive units, wood block worktops, Belfast sink, and integrated appliances.

The first floor offers three well proportioned bedrooms, luxury bathroom comprising of freestanding feature bath, walk-in shower cubicle with built-in rainfall shower, fully tiled walls and ceramic tiled flooring. This home further benefits from a permanent staircase to floored and sheeted roofspace, including radiator, electric points and Velux window. The gardens include front lawn, concrete driveway to side, generous lawn to rear with BBQ area, and detached garage.

A fantastic home, perfect for a family wanting to be close to schools, or a young professional couple wanting to enjoy the popular amenities of Ballyhackamore, not to mention the glider bus service into Belfast city centre.



## Key Features

- Red Brick Semi-Detached Property Within Walking Distance Of Ballyhackamore
- Luxury Kitchen With Belfast Sink And A Range Of Integrated Appliances
- Permanent Staircase To Floored And Sheeted Roofspace With Velux Window
- Gardens In Lawn To Front And Rear, Driveway And Detached Garage
- Two Reception Rooms Including Lounge And Separate Dining Room, Both With Fireplaces
- Three Well Proportioned Bedrooms And Luxury Bathroom Suite To The First Floor
- uPVC Double Glazing And Gas Fired Central Heating (New Gas Boiler)
- Convenient Location Close To A Wide Range Of Local Amenities And Schools



### Accommodation Comprises

#### Enclosed Entrance Porch

Terrazzo flooring, stained glass feature door.

#### Entrance Hall

Varnished hardwood flooring, cupboard under stairs.

#### Lounge

12'4 x 10'4 (into bay)

Open fireplace with carved wood surround, varnished hardwood flooring.

#### Dining Room

10'4 x 10'4

Attractive open fireplace with carved wood surround and slate tiled hearth, wood laminate flooring.

#### Kitchen

17'7 x 6'6

Luxury range of high and low level with wood surround block work surface and Belfast sink with mixer tap, built-in split level oven, ceramic hob, stainless steel extractor hood, space for fridge freezer, integrated dishwasher, integrated pull-out corner shelving, wood laminate flooring.

#### First Floor

#### Landing

#### Bedroom 1

12'6 x 9'8  
(into bay)

#### Bedroom 2

10'4 x 9'8

Original wood panel flooring.

#### Bedroom 3

7'4 x 7'0

Wood laminate flooring.

#### Bathroom

Luxury white suite comprising freestanding feature bath with mixer tap and handheld shower, walk-in shower cubicle with built-in rainfall shower and handheld shower with sliding shower doors, vanity unit with mixer tap, low flush WC. Wall mounted feature radiator. Fully tiled walls, ceramic tiled flooring. Recessed spotlighting.

#### Permanent Staircase To:

#### Roofspace

Floored and sheeted, radiator, electric points and velux window.

#### Outside

Garden in lawn to front, concrete driveway to side, and generous lawn to rear with BBQ area.

#### Detached Garage

17'6 x 9'3

Light and power, up and over door, plumbing for washing machine.











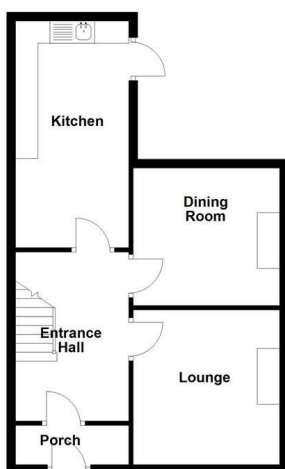




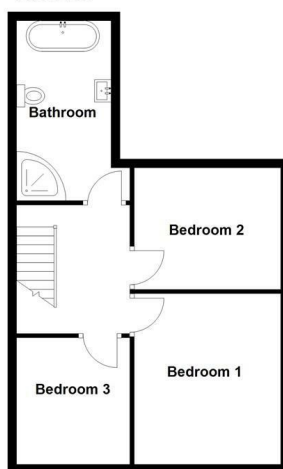




Ground Floor



First Floor



Second Floor



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>		
(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>	51	62
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 9047 1515.

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.

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