



Enjoying a superb location equi-distant from both Belmont and Ballyhackamore, this attractive detached home would be ideal for a range of prospective purchasers including families wishing to avail of the excellent range of leading schools for all ages.

Although now requiring some cosmetic updating, the accommodation is bright and well-proportioned.

All four bedrooms could be classed as doubles and there are three reception rooms, ensuring the layout offers considerable versatility.

Belfast City Centre is less than three miles away and it is easily accessed via private or public transport including the Glider network.

Recent sales in this highly regarded locality have proved very popular. We would therefore recommend viewing at the earliest opportunity.

Offers Over  
£365,000

4 Ardgreenan Drive,  
Ballyhackamore,  
Belfast,  
BT4 3FQ

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Attractive detached villa in sought-after Ballyhackamore
- Living room with wood burner
- Double doors to Dining Room
- Additional family room
- Modern kitchen with appliances and island unit
- Separate utility room/ground floor wc
- Four well-proportioned bedrooms
- Family bathroom white suite and separate shower
- Natural gas fired central heating
- Fully uPVC double glazed windows
- Off-street parking on driveway
- Enclosed, low maintenance garden to rear
- Walking distance to both Belmont and Ballyhackamore Villages
- Leading schools for all ages in the vicinity
- Excellent transport links for Belfast City and beyond including Glider network

The Property Comprises:

## Ground Floor

COVERED ENTRANCE PORCH: Double glazed hardwood front door with fan light to . . .

ENTRANCE HALL: Cornice ceiling. Hardwood parquet wooden flooring. Under stairs storage cupboards with soft touch opening drawers.

FAMILY ROOM: 17' 2" x 10' 8" (5.23m x 3.25m) (into bay). Cornice ceiling, exposed brick chimney breast. Cast iron multi-fuel stove on slate hearth. Ceiling rose. Window shutters.



LIVING ROOM: 16' 10" x 11' 0" (5.13m x 3.35m) (into bay). Cornice ceiling, picture rail. Solid oak hardwood floor. Cast iron multi-fuel stove on slate hearth with wood surround. Built-in cupboards and shelving units.



Double doors to . . .

DINING ROOM: 10' 2" x 9' 4" (3.1m x 2.84m) Solid oak hardwood floor. Sliding patio door to rear.



KITCHEN: 17' 8" x 12' 6" (5.38m x 3.81m) Extensive modern range of high and low level units with glass display and wine rack. Laminate work surfaces. One and a half bowl Blanco sink unit with drainer and chrome mixer tap. Integrated appliances including dishwasher, electric underbench oven and four ring gas hob with stainless steel extractor hood over. Housing for fridge/freezer. Wall-mounted radiator. Double glazed patio doors to rear.



UTILITY ROOM: Under stairs storage cupboard, plumbed for washing machine, space for tumble dryer. Housing for Worcester gas boiler. Ceramic tiled floor.  
DOWNSTAIRS W.C.: Low flush wc, wash hand basin with storage underneath. Ceramic tiled floor.

## First Floor Return

BATHROOM: 8' 4" x 7' 9" (2.54m x 2.36m) White suite comprising low flush wc, wash hand basin with storage underneath. Fully tiled quadrant shower cubicle with Mira Sport electric shower unit. Free standing bath with chrome mixer tap and telephone hand shower. Heated towel rail, ceramic tiled floor.



## First Floor

LANDING: Panelled walls, cornice ceiling, access to roofspace.

BEDROOM (1): 13' 7" x 11' 1" (4.14m x 3.38m) Cornice ceiling. Range of built-in robes and storage cupboards. Window shutters.



BEDROOM (2): 16' 2" x 9' 7" (4.93m x 2.92m) Cornice ceiling, laminate wooden floor.



BEDROOM (3): 10' 5" x 9' 0" (3.18m x 2.74m) Laminate wooden floor.



BEDROOM (4): 10' 11" x 9' 6" (3.33m x 2.9m) Laminate wooden floor, built-in shelving.



## Outside

FRONT GARDEN: Tarmac/Tobermore brick driveway offering off-street parking for multiple cars.

Border hedging.

REAR GARDEN: Enclosed rear garden in pebbles with paved area, flower beds with various plants and shrubs.

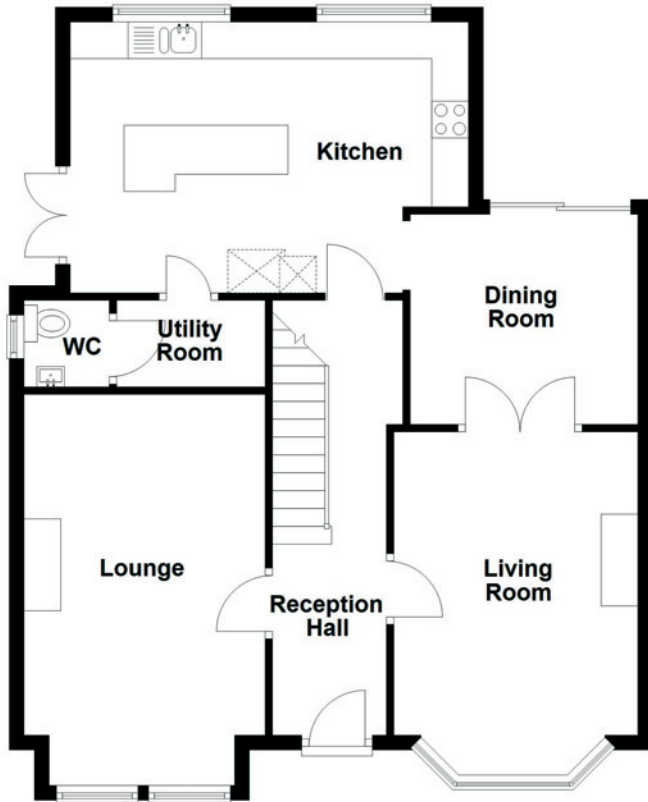


## Location:

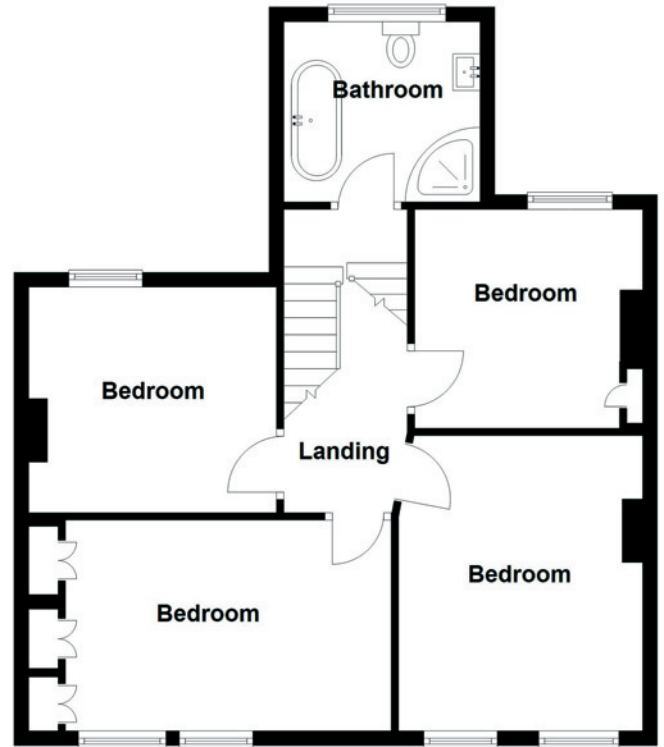
From Ballyhackamore, continue countrybound on Upper Newtownards Road. Turn left after the shops onto Belmont Church Road. Ardgreenan Drive is the third street on the right hand side.

Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

**Ground Floor**



**First Floor**



**4 Ardgreenan Drive, Belfast**

Belfast Branches

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

www.templetonrobinson.com

**Energy Rating**

Epc Type: Domestic  
 Current: D62  
 Potential: D62  
 EPC Landmark Code: 2403-5585-1102-0027-8802  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	62	62
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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