



This charming detached home is ideally positioned only a short stroll from Ballyhackamore Village and its array of independent shops, restaurants and schools. The property also benefits from private access from the rear garden onto the Comber Greenway.

The accommodation comprises of two reception rooms, separate kitchen and three well proportioned bedrooms. Externally there is a generous parking area to the front, leading to garage and delightful, mature rear garden in lawn.

This is the perfect opportunity to put ones own stamp on a dream home, with price allowing for some moderate updating.

Offers Over
£425,000

29 Kirkliston Park,
BELFAST,
BT5 6EB

Viewing by
appointment with
& through agent
028 9065 0000



- Charming Detached family home
- Direct access onto Comber Greenway
- Lounge with bay window & views over garden
- Living room with Bay window
- Kitchen with casual dining area
- Three well proportioned bedrooms, 2 with bay windows
- Shower room/Separate WC
- Oil Fired Central Heating/uPVC Double Glazing
- Delightful rear gardens in lawn with mature trees and shrubs
- Generous driveway parking leading to timber garage with rear storage room
- Only a five minute walk from Ballyhackamore Village and leading local primary schools

The Property Comprises:

Ground Floor

Glazed front door to . . .

ENTRANCE PORCH: Terrazzo floor. Glazed door to . . .

ENTRANCE HALL: Cornice ceiling, wood panelled walls, understairs cloakroom.

LOUNGE: 13' 6" x 13' 4" (4.11m x 4.06m) (into bay). Feature fireplace, cornice ceiling, picture rail.



LIVING ROOM: 13' 5" x 11' 10" (4.09m x 3.61m) (into bay). Cornice ceiling, decorative fireplace, view over garden.



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KITCHEN: Fitted kitchen with range of high and low level units, alcove for cooker, extractor hood, stainless steel double drainer sink unit, pumped for washing machine and dishwasher, tiled floor, part tiled walls, casual dining area, glazed door to rear.



First Floor

LANDING: Shelved hotpress with copper cylinder.

BEDROOM (1): 13' 8" x 13' 4" (4.17m x 4.06m) (into bay). Wall to wall mirror fronted Sliderobes, cornice ceiling.



BEDROOM (2): 13' 7" x 8' 6" (4.14m x 2.59m) (into bay). Wall to wall built-in Sliderobes.



BEDROOM (3): 11' 11" x 9' 5" (3.63m x 2.87m) Cornice ceiling, access to roofspace via Slingsby ladder.



SHOWER ROOM: White suite comprising vanity sink unit, shower cubicle, fully tiled walls, tiled floor.

SEPARATE WC: Low flush wc, part tiled walls, tiled floor.



Outside

FRONT; Pavior driveway parking for several cars, mature shrubs and bedding.

REAR: Delightful private and enclosed garden in lawn with mature trees and shrubs, gated access to Comber Greenway, uPVC oil tank, oil fired boiler, outside tap, timber shed.

TIMBER GARAGE: 15' 5" x 8' 4" (4.7m x 2.54m) Up and over door, light and power, side door.







Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of Belfast on the Upper Newtownards Road, turn right at the North Road traffic lights. Kirkliston Park is located on the left just before the bridge.

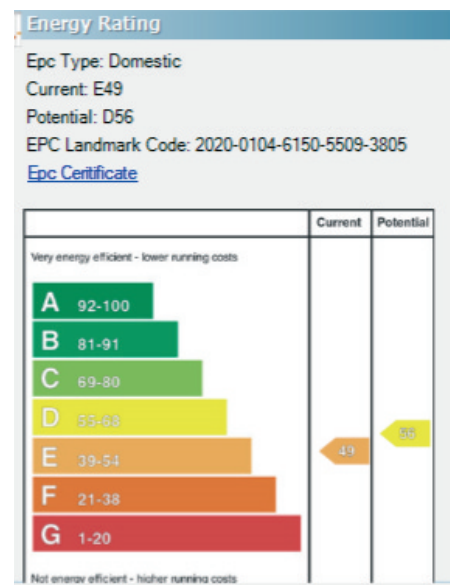
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