

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



8 HOLLAND GARDENS, BELFAST, BT5 6EG

OFFERS AROUND £289,950

This beautifully presented semi detached home in the heart of Ballyhackamore, offering attractive accommodation with lots of character, generous gardens and detached garage.

The accommodation includes attractive solid oak wood flooring from the entrance porch through to the entrance hall, lounge, and dining room with patio doors to garden. The entrance hall further benefits from attractive feature glass, partial wood panelled walls. The dining room includes a good sized archway to modern, luxury kitchen comprising extensive range of 'gloss finish' units, wood block work tops, range of integrated appliances, partly tiled walls and ceramic tiled flooring.

The first floor offers three well proportioned bedrooms, including principle bedroom with attractive bay window. Modern family bathroom comprising built in shower over bath, vanity unit and wall mounted feature radiator, fully tiled walls and ceramic tiled flooring. Additional, is a Slingsby type ladder to a partly floored roof space with Velux window and excellent additional storage.

The outside includes front garden with lawn, flower beds and boundary hedge. Driveway to a detached garage, which includes gas fired boiler and plumbing for a washing machine. Enclosed rear garden with large patio leading to good sized lawn, and second patio area with boundary fence, covered area to rear of garage, with power. A great location, sitting in a much sought after residential area within a short walking distance to the many attractive amenities within Ballyhackamore village. Not to mention the schools in the area and Gilder bus service into Belfast City Centre.



Key Features

- Three Bedroom Semi Detached Home In The Heart Of Ballyhackamore
- Dining Room With Patio Doors To Rear Garden And Archway Leading To Kitchen
- First Floor Includes Three Well Proportioned Bedrooms
- Gas Fired Central Heating And PVC Double Glazing Throughout
- Lounge With Bay Window And Feature Tiled Fireplace
- Modern Fitted Kitchen With Luxury 'Gloss Finish' Units And Integrated Appliances
- Family Bathroom With Built In Shower Over Bath And Vanity Unit
- Convenient Location Close To Many Local Amenities And Schools



Accommodation Comprises

Enclosed Entrance Porch

Inner glass door with feature stained glass, solid oak wood panelled flooring.

Entrance Hall

Solid oak wood panelled flooring, partial wood panelled walls, cupboard under stairs.

Lounge

12'4 x 10'4

(Into Bay)

Solid oak wood panelled flooring, tiled fireplace with carved wooden surround.

Dining Room

10'4 x 10'4

Solid oak wood panelled flooring, patio doors leading to rear garden, archway to:

Kitchen

18' x 6'1

Attractive range of high and low level 'gloss' units with wood block work surfaces, inset sink unit with mixer taps, built in over and microwave, ceramic hob with integrated extractor fan, integrated fridge freezer, integrated dishwasher, pullout drawers, part tiled walls, ceramic tiled floor, recessed spotlights.

First Floor

Landing

Bedroom 1

12'5 x 9'8

(Into Bay)

Bedroom 2

10'5 x 9'9

Bedroom 3

7'3 x 6'9

Bathroom

Modern white suite comprising, panelled bath with mixer taps and built in shower head, vanity unit with mixer taps, low flush WC, wall mounted feature chrome radiator, fully tiled walls, ceramic tiled flooring, recessed spotlights.

Roofspace

Slingsby ladder to partly floored roofspace with Velux window.

Outside

Front garden with lawn, flower beds and boundary hedging, concrete driveway to detached garage. Enclosed rear gardens with large patio area leading to lawn and second patio area with boundary fence, covered area with power.

Detached Garage

16'9 x 9'

Power and light, plumbed for washing machine, Gas Fired Boiler, up and over door.



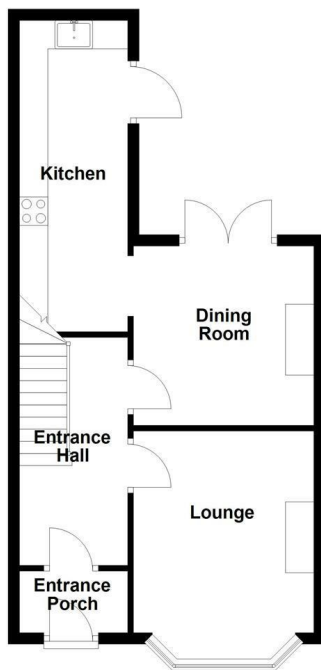




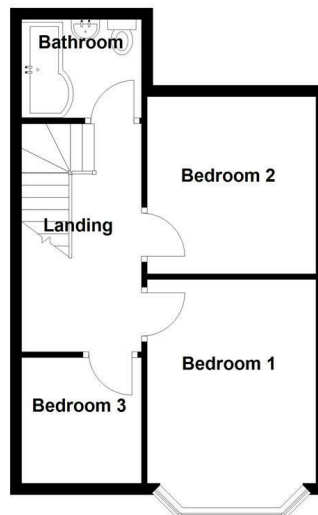




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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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