



Hampton ESTATES

028 9064 2888
www.hamptonestates.co.uk

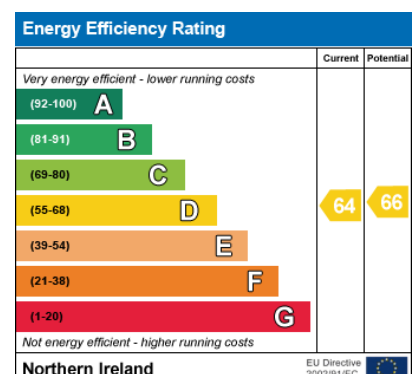
9 School Road
Newtownbreda
Belfast, BT8 6BT

Offers Around
£375,000

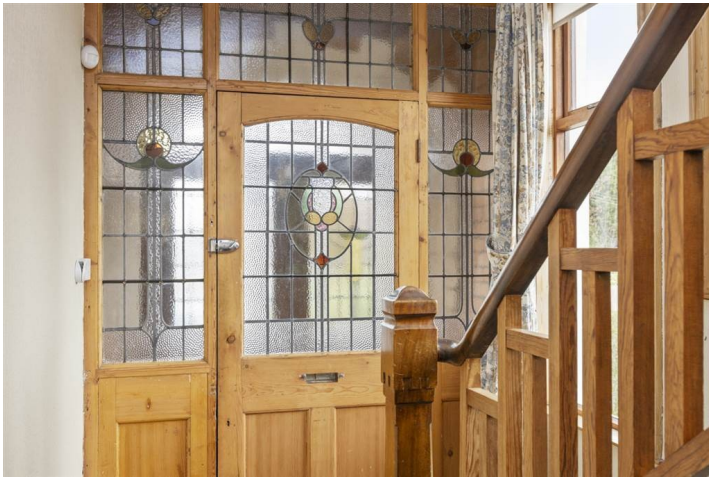


- Substantial, Extended, Detached Residence in Desirable Newtownbreda Village
- Four Bedrooms
- Three Reception Rooms
- Kitchen Family Room
- Separate Utility Room
- Converted Attic Room

- Gas Central Heating & Oil Fired AGA
- Potential For Residential Development (Subject to planning)



373 Ormeau Road, Belfast, BT7 3GP



Description

Built approx 1924 this substantial, extended detached residence sits on a prime, mature site in desirable and conveniently located Newtownbreda Village.

The property comprises four bedrooms, three reception rooms, kitchen family room, separate utility room, ground floor wc, first floor bathroom, converted attic room. Outside is detached garage with summerhouse, large driveway, front garden and large rear mature garden laid to lawn.

Ground Floor

ENTRANCE PORCH:

Double entrance doors, Terrazzo floor

ENTRANCE HALL:

Entrance door with leaded light glazing and side panels in hardwood frames, feature leaded light glazed window to side, pine architrave and panelling, staircase to first floor.

CLOAKROOM/WC

4.463m x 1.044m (14' 8" x 3' 5")

Single glazed window in hardwood frame to side, tiled floor, pedestal wash hand basin, low flush WC

DRAWING ROOM

7.11m x 4.88m (23' 4" x 16' 0")

Single glazed plain window and bay window in hardwood frames to front, single glazed window in hardwood frame to side, picture rail, ceiling cornice, pine architraves and panelling, feature fireplace with wooden surround



and gas fire.

DINING ROOM:

4.486m x 4.163m (14' 9" x 13' 8")

Single glazed window in hardwood frame to side, door to kitchen, pine architrave and panelling, glazed double doors to snug



SNUG

4.38m x 3.4m (14' 4" x 11' 2")

3 x Single glazed windows in hardwood frames to rear, picture rail, door to utility room

UTILITY ROOM:

4.93m x 3.075m (16' 2" x 10' 1")

Single glazed windows and door in hardwood frames to rear, range of base units and worktops, double drainer sink unit with mixer taps, plumbed for washing machine, space for cooker



KITCHEN FAMILY ROOM

5.55m x 3.497m (18' 2" x 11' 6")

Tiled floor, single glazed window in hardwood frame to rear and side, picture rail, radiator, single drainer 1.5 bowl sink unit, range of high and low level units and worktop, oil fired AGA



First Floor

BEDROOM 1

4.895m x 3.527m (16' 1" x 11' 7")

Double glazed bay window in hardwood frame to front, picture rail, ceiling cornice, walk in robe

BEDROOM 2.

3.504m x 3.418m (11' 6" x 11' 3")

Single glazed window in hardwood



frame to rear, picture rail, ceiling cornice

BEDROOM 3

3.51m x 3.3m (11' 6" x 10' 10")

Glazed door in hardwood frame to rear, picture rail, ceiling cornice

BEDROOM 4

2.54m x 3.49m (8' 4" x 11' 5")

Single glazed window in hardwood frame to front, picture rail, built in cupboard

BATHROOM:

3.554m x 1.984m (11' 8" x 6' 6")

Single glazed window to rear, part tiled walls, tiled floor, suite comprising corner bath with mixer taps, corner shower cubicle with shower, pedestal wash hand basin, storage cupboard housing hot water cylinder, picture rail, ceiling cornice

WC

Single glazed window in hardwood frame to side, tiled floor, modern white suite comprising close coupled wc, pedestal wash hand basin with mixer taps, feature leaded glazing above door

LANDING

Picture rail, ceiling cornice, staircase to converted attic

Second Floor

CONVERTED ATTIC

6.152m x 4.02m (20' 2" x 13' 2")

Accessed via fixed staircase, floored with light and power, dual aspect feature Oriel windows, large velux rooflight window to rear, storage space into



eaves

Outside

Front- Driveway with ample car parking space for multiple vehicles and front garden

DETACHED GARAGE

6.286m x 3.526m (20' 7" x 11' 7")

Hung and slide front doors, light and power, door to:

SUMMER HOUSE

3.549m x 1.942m (11' 8" x 6' 4")

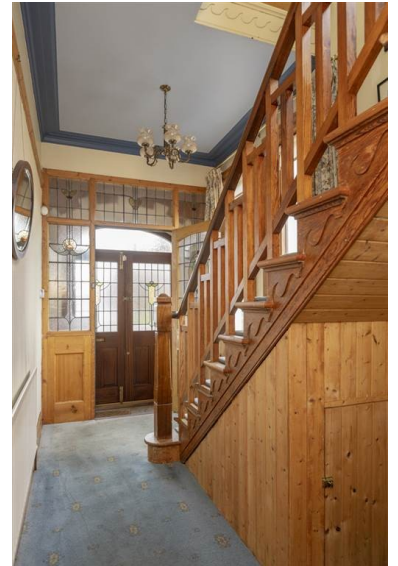
Windows and door overlooking rear lawn

REAR GARDEN

Large rear garden laid to lawn with mature shrubs and trees, patio area, pergola, paved paths and raised flowerbeds.



Additional Images





**MISKIMMIN
TAYLOR**



The Retirement, Investment & Mortgage Specialists

Call us today to speak to our
Independent Financial Adviser from
Miskimmin Taylor, The Retirement,
Investment and Mortgage Specialists.

Call us on **028 9064 2888**

www.hamptonstates.co.uk

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Brochure powered by PropertyPal.com



Note: These particulars are given on the understanding that they will not be constructed as part of a contract, conveyance or lease, whilst every care in compiling the information, we can give no guarantee as to the accuracy thereof and enquiries are recommended to satisfy themselves regarding the particulars.