



Modernised by the current owner, this attractive detached home enjoys a most convenient and highly regarded location a stone's throw from the heart of Ballyhackamore Village.

Families looking to avail of some excellent schooling for all ages and those wanting to downsize to a low maintenance home will both be well-catered for.

In excellent decorative order throughout, the stylish interior offers a luxury kitchen with dining area as well as two, separate reception rooms on the ground floor. Upstairs all three bedrooms are of a good size and the bathroom is beautifully appointed.

It is only upon internal inspection that one can appreciate all this superb property has to offer.

Offers Over
£375,000

61 Sandown Road,
Ballyhackamore,
BELFAST,
BT5 6GU

Viewing by
appointment with
& through agent
028 9065 0000

- Modernised detached villa in a superb location
- Good- sized living room with bay window
- Separate dining/family room with fireplace, also with bay window
- Three well-proportioned bedrooms
- Luxury kitchen with casual dining area and range of integrated appliances
- Family bathroom with contemporary white suite
- Additional WC downstairs
- Attached garage with utility area
- Easy-to-maintain gardens to front, side and rear
- Off-street, driveway parking for several vehicles
- Gas fired central heating
- Short stroll to Ballyhackamore, Glider stops and Comber Greenway

The Property Comprises:

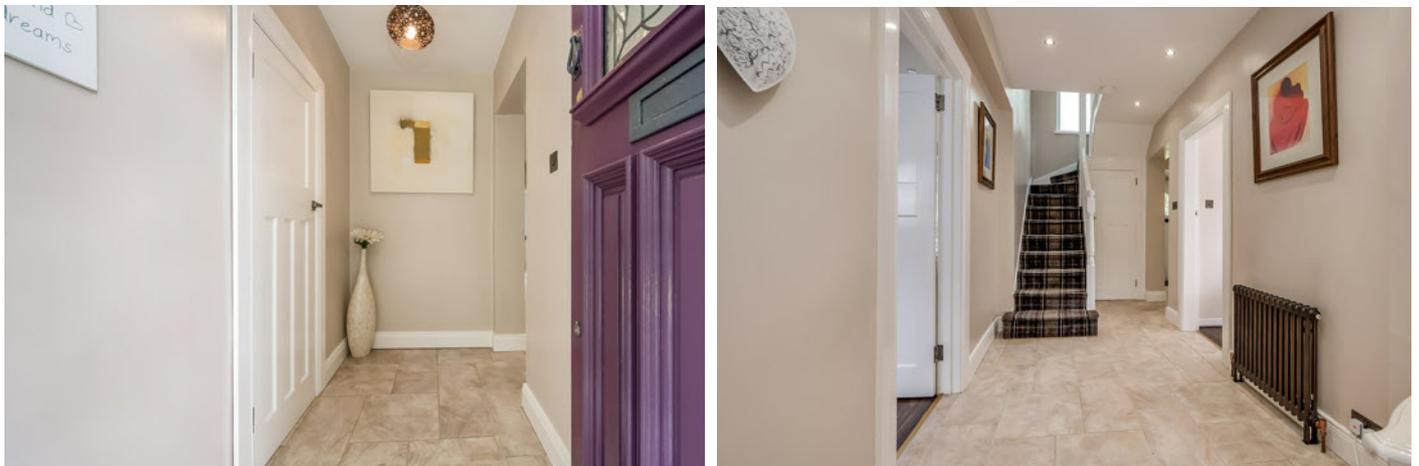
Ground Floor

Front door with leaded glass inset and side lights

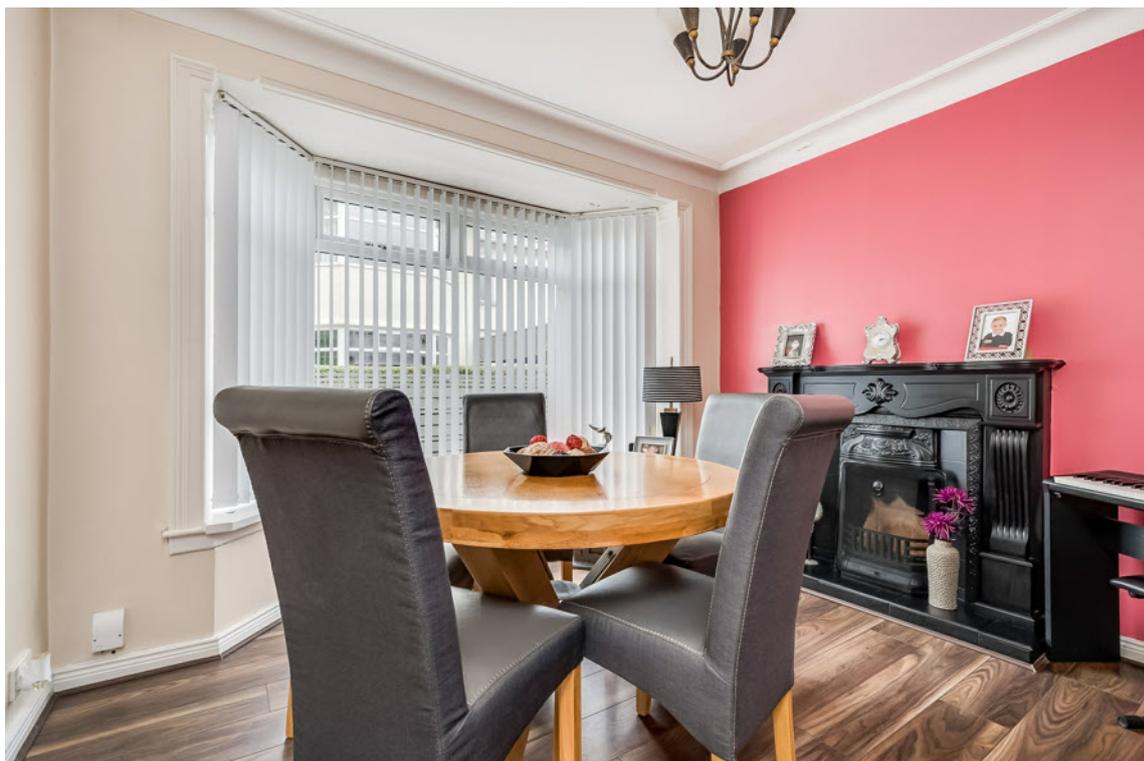
RECEPTION HALL: Ceramic tiled floor. Cloaks cupboard with shelving. Feature radiator.

CLOAKROOM: Contemporary white suite comprising wall-hung wash hand basin, splash tiling.

Low flush WC. Feature radiator. Ceramic tiled floor.



DINING/FAMILY ROOM: 11' 4" x 10' 11" (3.45m x 3.33m) (Into bay) Cornice ceiling. Attractive cast iron fireplace with tiled hearth (potential for open fire).



LIVING ROOM: 19' 11" x 9' 10" (6.08m x 3.01m) (into bay) Decorative wooden fireplace.



KITCHEN WITH BREAKFAST AREA : 18' 4" x 10' 5" (5.59m x 3.17m) Modern range of fitted high and low level units with Quartz work surfaces and matching peninsula unit with breakfast bar seating and integrated wine cooler. Underhung Frankie one and a half bowl sink unit with mixer tap. Integrated Nordmende four ring ceramic hob with extractor over (with night light). Nordmende dishwasher, Hotpoint oven. Pull-out larder, wine rack. Ceramic tiled floor. Two doors to garden. Feature radiators.



First Floor

BEDROOM (1): 11' 10" x 10' 5" (3.61m x 3.18m) (into bay) Door to walk-in storage (Previously En-Suite so potential to re-plumb one in).



BEDROOM (2): 11' 2" x 10' 1" (3.4m x 3.08m)



BEDROOM (3): 13' 11" x 6' 7" (4.24m x 2.01m) Cornice ceiling. Access to roofspace.



BATHROOM: Contemporary white suite comprising P-Shaped shower-bath with "Rain" head and additional telephone hand shower. Wash hand basin with feature, tiled splashback and storage underneath. Low flush WC. Fully tiled walls, feature radiator.



.Outside

Attractive, wrought-iron gates (potential to be electrified)

Leading to driveway with off-street parking (& turning) for several vehicles.

ATTACHED GARAGE 15' 0" x 8' 11" (4.58m x 2.73m) Roller shutter door. Power and light. Utility area plumbed for washing machine, space for tumble dryer. Worcester/Bosch Gas boiler. Door to garden.

FRONT GARDEN: Contemporary fencing offering excellent screening. Lawn with well-stocked flower beds featuring variety of plants, trees and flowering shrubs.

Gate to

SIDE/REAR GARDEN: South-west aspects and attractively paved with sheltered seating areas on both sides. Enclosed bin store. Storage sheds. Feature lighting. Outside light and tap.



Telephone 028 9065 0000
www.templetonrobinson.com

Location:

The Sandown Road runs between the Upper Newtownards Road (in the centre of Ballyhackamore Village) to the Knock Road at the Shandon Park traffic lights. Property is across the road from Kings Road junction.



61 Sandown Road, Belfast

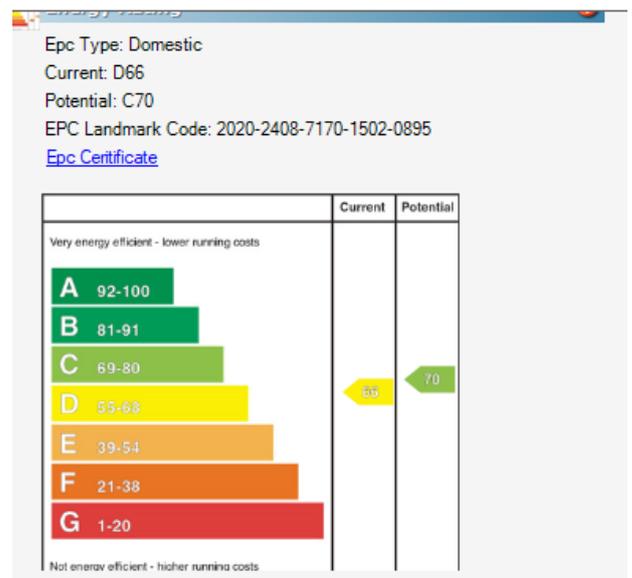
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