



We are delighted to bring to the market this stunning period semi detached home. Having very recently been thoughtfully refurbished, while retaining some of its original features, the property is finished to a high specification throughout. The deceptively spacious internal space, offers bright and airy accommodation over three floors.

In addition to the main lounge, the ground floor rear extension provides an excellent kitchen/living/dining area, ideal for modern everyday family living. There are four well proportioned bedrooms, principal with ensuite shower room.

This delightful tree lined locality is within walking distance of Ballyhackamore village, Stormont Estate and leading local schools. All in all, this is the ideal home for an array of prospective purchasers.

Offers Over  
£495,000

135 Wandsworth  
Road,  
BELFAST,  
BT4 3LW

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Stunning semi detached home in highly sought after tree lined locality
- Fully restored and finished to a high specification throughout
- Lounge with feature fireplace and wood burning stove
- Contemporary kitchen with range of built in appliances and Quartz work tops
- Open plan to living/dining area
- Four well proportioned bedrooms, principal with ensuite
- Luxury bathroom with twin vanity sink unit and walk in shower cubicle
- Excellent storage to each floor/Ground floor WC
- Gas central heating/uPVC Double Glazing
- Stoned driveway parking for two cars
- Impressive South facing rear garden in lawn with patio seating area
- Conveniently located within comfortable walking distance of Ballyhackamore village, local schools and a glider stop
- \* CGI images for illustrative purposes only \*

The Property Comprises:

## Ground Floor

Composite front door with glazed panels to

### ENTRANCE HALL:

WC: White suite comprising; half pedestal wash hand basin, low flush wc, part tiled walls, ceramic tiled floor, low voltage spotlights.

LOUNGE: 15' 3" x 15' 0" (4.65m x 4.57m) (into bay) Feature fire place with wood burning stove and slate hearth.



KITCHEN/ LIVING /DINING: 30' 5" x 14' 9" (9.27m x 4.5m) (at widest points) Modern fitted kitchen with range of high and low level units, quartz work surface. Bosch induction hob and quartz splash back, stainless steel extractor hood, Bosch integrated oven and microwave oven. Integrated fridge freezer, integrated dishwasher. ceramic sink unit with mixer tap. Skylight. Hard wood floor. Glazed double doors to rear patio. Low voltage spotlights. Under stairs cupboard.





## First Floor Return

Storage cupboard, gas boiler cupboard.

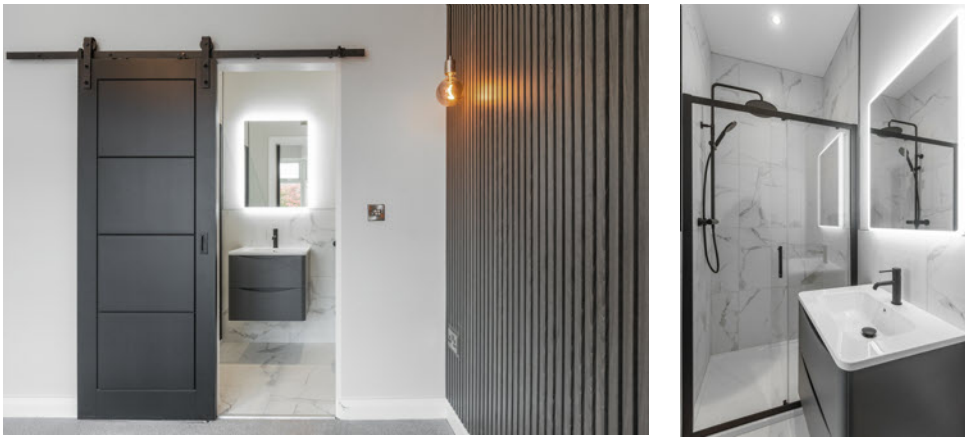
BATHROOM: Contemporary white suite comprising; twin vanity sink unit, walk in shower cubicle with telephone hand shower and rain head, low flush WC, bath with mixer tap, heated towel rail, ceramic tiled floor, low voltage spotlights.



## First Floor

BEDROOM (1): 15' 5" x 13' 10" (4.7m x 4.22m) (incorporating en suite and into bay) Feature wood panelled walls.

EN SUITE: Contemporary white suite comprising; fully tiled shower cubicle with telephone hand shower and rain head, vanity sink unit, low flush WC, part tiled walls, tiled floor, heated towel rail, low voltage spotlights.



BEDROOM (2): 10' 8" x 9' 1" (3.25m x 2.77m)



## Second Floor

Linen cupboard.

BEDROOM (3): 15' 2" x 12' 3" (4.62m x 3.73m)



BEDROOM (4): 10' 8" x 9' 2" (3.25m x 2.79m)



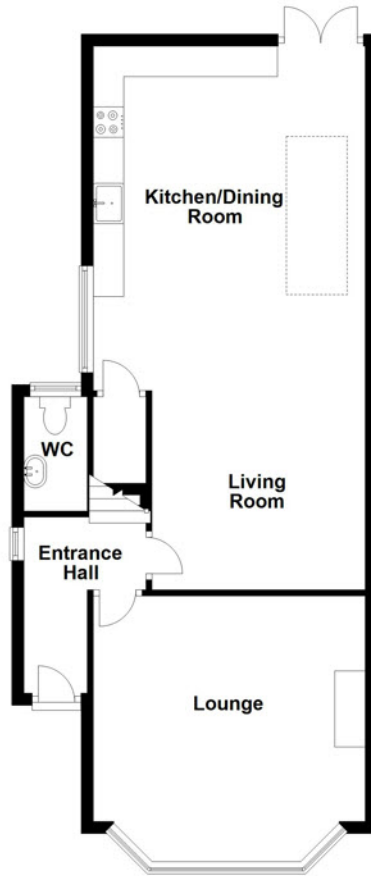
## Outside

FRONT: Stoned driveway for several cars. Boundary fencing.

REAR: Private and enclosed rear garden in lawn with patio seating area. Raised bedding area and feature stone wall. Boundary fencing.



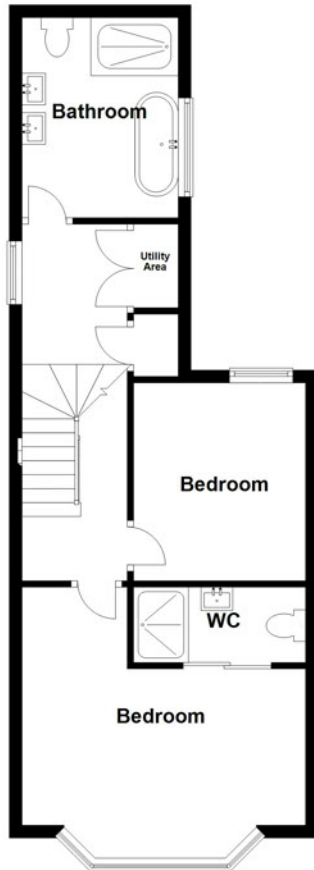
**Ground Floor**



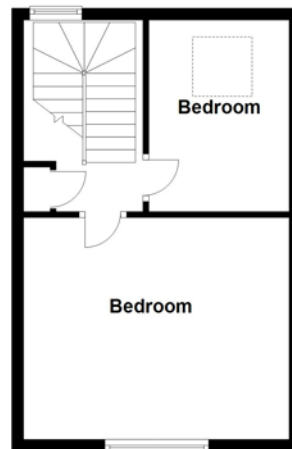
This plan is for illustrative purposes only.  
Plan produced using PlanUp.

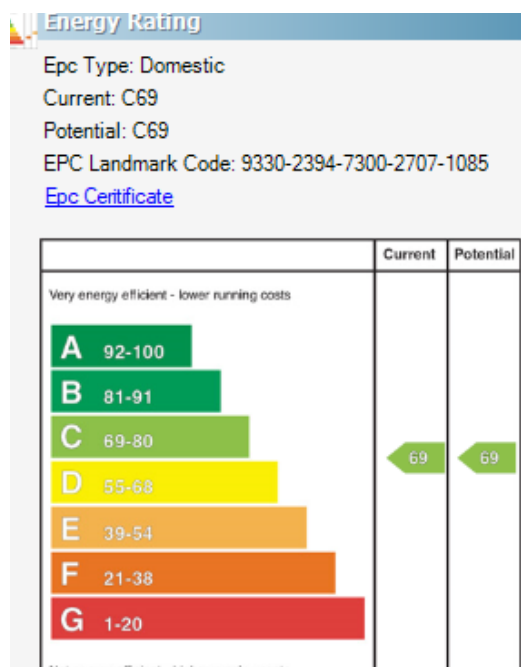
**135 Wandsworth Road, Belfast**

**First Floor**



**Second Floor**





**Location:**

From the Upper Newtownards Road, countrybound, turn left at the Knock traffic lights and immediately left onto Hawthornden Road. Loop round to the left past SD Bells onto the Wandsworth Road. No 135 is immediately on the left.

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