



Enjoying a quiet yet, convenient location in a cul de sac just off highly regarded Massey Avenue, this double fronted villa would be ideal for a range of purchasers including families wishing to avail of some of the province's leading schools which are located in the vicinity.

Natural light floods into the well-presented interior whilst there is also a landscaped, good-sized rear garden. Fully enclosed and enjoying a southerly orientation, it is perfect for adults and kids alike.

The large plot also offers a superb degree of potential should more accommodation be required. Plans were previously passed for a large extension. Although it has now lapsed, there is a great potential to re-apply (drawings available on request).

The sale has been priced to allow for some works and a recent quotation from a builder for these items is available on request.

Offers Over
£475,000

5 Massey Park,
Stormont,
BELFAST,
BT4 2JX

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive detached villa on superb site
- 4 double bedrooms
- Living Room with feature fireplace
- Modern kitchen with integrated appliances
- Open plan casual living & sitting areas
- Family bathroom with white suite
- Additional, downstairs WC/Utility room
- Attached garage with adjacent store/external utility/home office; modern shower room
- Off-street parking for several vehicles
- Delightful, landscaped rear garden with southerly aspect
- Oil fired central heating
- Excellent decorative order throughout
- Close to excellent local schools & amenities
- Planning permission previously granted for extension
- Priced to allow for some building works: quotation available on request



The Property Comprises:

Ground Floor

Hardwood double doors with leaded glass insets to . . .

ENCLOSED ENTRANCE PORCH: Internal bevelled glass glazed door with leaded glass side panels.

RECEPTION HALL: Cornice ceiling.

CLOAKROOM/UTILITY: Low flush wc, wash hand basin, range of built-in wooden cupboards. Plumbed for washing machine with tumble dryer above.

LIVING ROOM: 12' 8" x 12' 6" (3.85m x 3.80m) (into bay). Cornice ceiling, attractive cast iron fireplace with slate tiled hearth.



FAMILY ROOM: 15' 8" x 12' 6" (4.78m x 3.80m) (into side bay). Cornice cornice, feature leaded windows in bay. Open plan to . . .



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KITCHEN/DINING: 24' 1" x 9' 10" (7.34m x 3m) (into bay). Modern range of high and low level units. Integrated appliances including four ring Baumatic hob and under bench Bosch stainless steel oven, AEG dishwasher, Baumatic microwave, two fridges, built-in freezer. Single drainer 1.5 bowl stainless steel sink unit, stainless steel canopy with CASUAL DINING AREA. Door to garden.



First Floor

Feature leaded stained glass window on stair turn, panelled walls, feature coner window.

LANDING: Cornice ceiling, access via pull-down ladder to ROOFSPACE, mostly floored with light.



BEDROOM (1): 12' 7" x 12' 6" (3.83m x 3.82m) (into bay). Cornice ceiling, extensive range of built-in robes with overhead storage, drawers etc.



BEDROOM (2): 14' 2" x 9' 11" (4.32m x 3.02m) (into bay). Cornice ceiling, built-in cupboard.



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BEDROOM (3): 12' 6" x 11' 6" (3.8m x 3.5m) Built-in cupboards, cornice ceiling, twin robes.

BEDROOM (4): 9' 2" x 8' 3" (2.79m x 2.51m) Feature leaded window.



LANDING: Shelved hotpress, cornice ceiling.

BATHROOM: White suite comprising panelled bath with telephone hand shower. Separate corner shower cubicle with Mira Sport electric shower, low flush wc, wash hand basin with cupboards underneath, part tiled walls, ceramic tiled floor, extractor fan.



Outside

FRONT: Pavior driveway leading to garage with matching path to front door. Separate pedestrian gate. Additional gravel driveway parking area with feature inset lighting. Boundary hedging and mature trees.

DETACHED GARAGE: 16' 2" x 7' 5" (4.92m x 2.27m) Up and over door, power and light.

ADJACENT STORE/HOME OFFICE: 15' 5" x 8' 1" (4.71m x 2.47m) Store and utility area, oil fired boiler, power and light. Single drainer stainless steel sink unit. Plumbed for washing machine. Built-in cupboards. Shower room with low flush WC and wash hand basin.

Fully enclosed, professionally landscaped and level rear garden with southerly aspect. Mainly in lawn with large patio and additional, raised corner sitting area. Timber shed, external store. Flower beds well-stocked with abundance of mature plants, trees and shrubs. Gates to both sides.

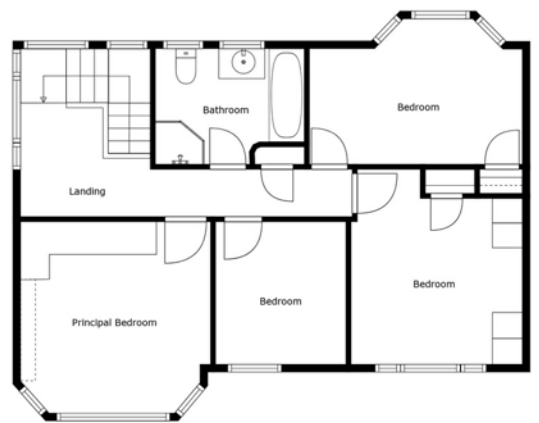
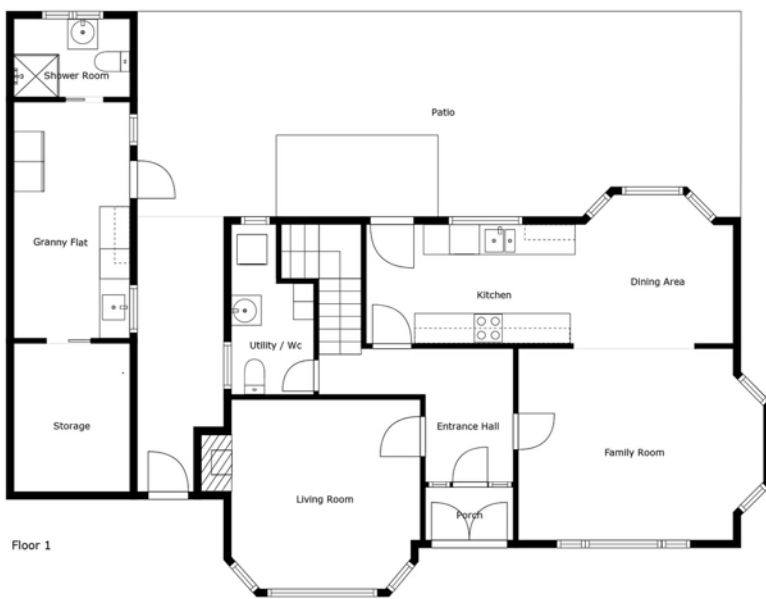
Outside lights and tap.



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Location:

Continue past Campbell College on the Belmont Road, road veers right at the very top into Massey Avenue. Go past Castlehill Road junction and Massey Park is on your left. No 5 is on the right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

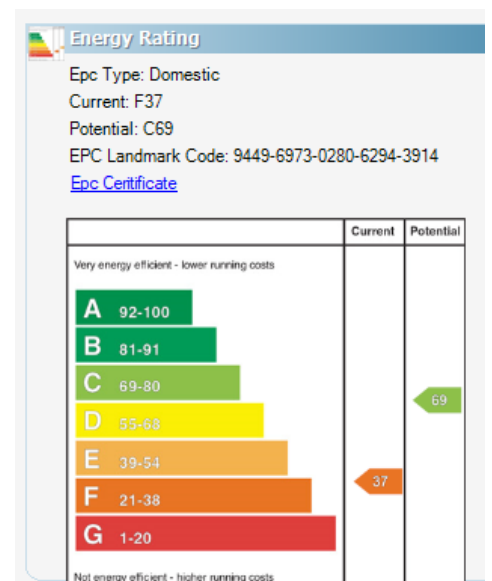
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