

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**42 GREEN ROAD, BELFAST, BT5 6JA**

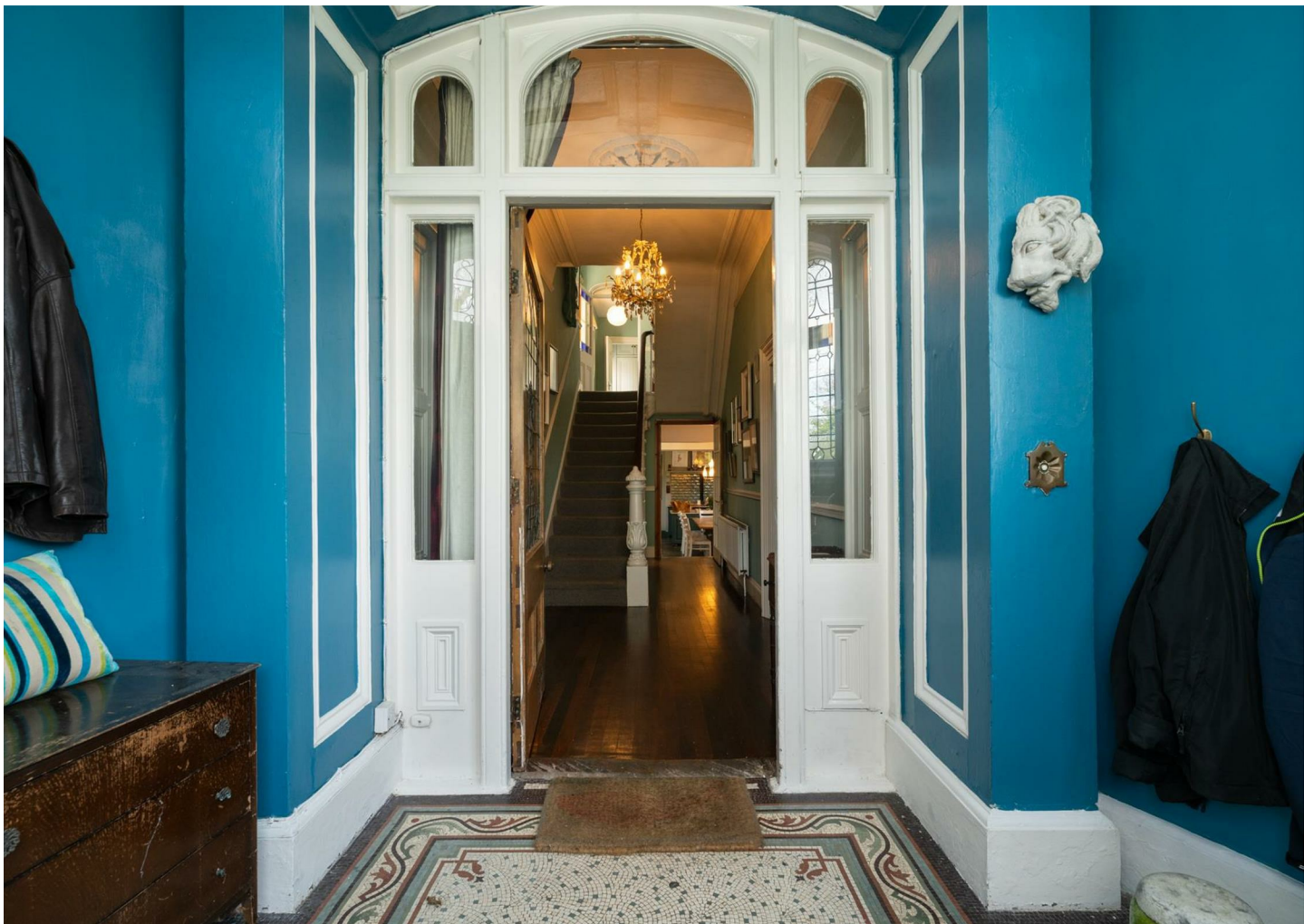
**OFFERS OVER £795,000**

A fantastic family home dating back to the late 1800s, offering superb spacious accommodation and enjoying the many attractive period features throughout, this unique property sits on a spacious site with wrap around gardens and private lane within walking distance to Ballyhackamore.

This mature residential home measures over 3200 square feet and enjoys bright living space with it's unique floor to ceiling arch windows and detailed cornicing with centre pieces. The accommodation flows from start to finish to include generous entrance porch with mosaic tiling, spacious reception hall with cloakroom with toilet suite. Two magnificent receptions, to include drawing room with marble fireplace and french door to garden. Family room to include arched bay with attractive wood burning stove and built-in bench seating. Both including attractive Herringbone style woodblock flooring.

Walk through glazed double doors to the family kitchen comprising of extensive range of units, granite worktops, oil fired Aga and two ring gas hob. Also includes range of integrated appliances, chinese slate tile flooring, open to generous dining/breakfast area. Furthermore, an additional second kitchen/utility room with extensive range of units and ceramic tiled flooring. The first floor offers five double bedrooms, study, and family bathroom comprising of shower cubicle, separate bath, and attractive tiling.

Further benefits include two glazed external doors from kitchen, one leading to gardens and another leading to a walled courtyard. The wrap around gardens include extensive lawn, patio and beautiful mature trees, making this home wonderfully private to the outside world. The walled courtyard area alone is a real hub for any family. Situated in the mature residential area of Ballyhackamore, this is a unique opportunity for any family to purchase what is a substantial home with it's own private lane. View now to fully appreciate the potential of what is on offer.



## Key Features

- Superb Family Home Dating Back To The Late 1800s And Set On A Spacious Secluded Site
- Two Magnificent Receptions With Floor To Ceiling Windows, Flooded By Natural Light
- Two Glazed External Doors From Kitchen Leading To Walled Courtyard, Perfect For Entertaining
- Wrap Around Gardens With Extensive Lawn, Patio And Mature Trees, Offering Excellent Privacy
- Generous Entrance Porch With Mosaic Tiling, Leading To Entrance Hall With Downstairs WC
- Extensive Family Kitchen With Granite Worktops And Oil Fired Aga, Open To Dining Area
- Five Double Bedrooms, Study And Family Bathroom With Shower & Bath, To The First Floor
- Much Sought After Location Within Walking Distance To Ballyhackamore And The Glider Bus Route



### Accommodation Comprises

#### Enclosed Entrance Porch

Mosaic tiled flooring. Entrance doorway with stained glass.

#### Reception Hall

Wood strip laminate flooring.

#### Cloakroom

Victorian style white suite comprising wash hand basin with tiled splashback and high flush WC. Tiled flooring. Cupboard understairs. Recessed spotlighting.

#### Drawing Room

26'1 x 14'3  
(into bay) Attractive marble fireplace with tiled hearth. Herringbone style wood block flooring, arched windows, french door to South facing patio area and garden.

#### Family Room

26'0 x 17'8  
(into bay) Arched bay with cast iron wood burning stove, tiled hearth and built-in bench seating and panelling. Herringbone style wood block flooring, arched windows, glazed double doors with three steps down to:

#### Kitchen/Dining Room

25'2 x 15'8

Extensive range of high and low level units, granite worktops including single drainer to inset Belfast sink, freestanding island, Oil fired Aga and 2 ring gas hob, tiled splashback and built-in extractor hood, full length integrated fridge and full length pull-out larder, integrated dishwasher. Chinese slate tiled flooring and recessed spotlighting. Generous dining breakfast area. Two glazed external doors leading to gardens and walled courtyard.

#### Utility Room

16'1 x 12'9

Extensive range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for cooker, space for under counter fridge, boiler house with oil fired boiler, part tiled walls, ceramic tiled flooring.

#### First Floor

#### Landing

#### Bedroom 5

12'7 x 10'3

Ornate cast iron fireplace (not currently in use). Built-in robe.

#### Study

9'1 x 6'8

Wood panelled walls. Built-in cupboard.

#### Family Bathroom

White suite comprising bath with mixer tap and telephone shower, shower cubicle with built-in shower and folding shower door, vanity unit with mixer tap, low flush WC, part tiled walls, tiled flooring, timber panel ceiling with recessed spotlighting, large hot press.

#### Return Landing

#### Bedroom 1

15'9 x 14'2

(into bay) Range of built-in robes, ornate cast iron fireplace with tiled inset and hearth (not currently in use).

#### Bedroom 2

15'7 x 14'3

(into bay) Ornate cast iron fireplace with tiled inset and hearth (not currently in use). Access to:

#### Bedroom 3

14'4 x 10'2

#### Bedroom 4

14'3 x 10'2

#### Outside

Private lane with generous lawn either side, mature trees and patio area. Two large garden sheds. Gated walled courtyard with patio. Lean-to covered area with outside tap.



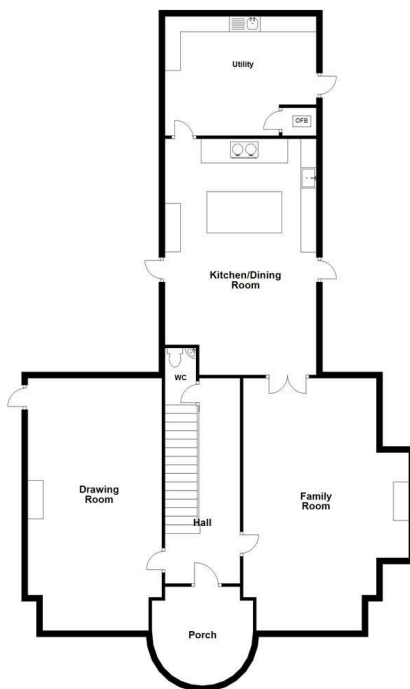




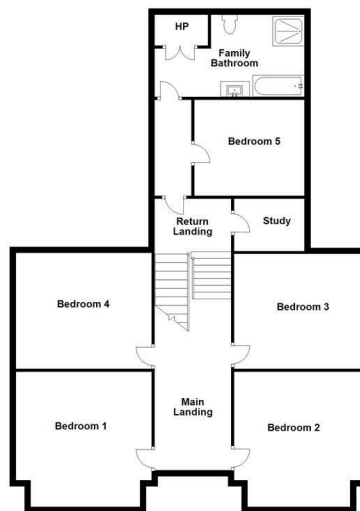




Ground Floor



First Floor



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans produced using Planity.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	39
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
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