



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

17 Ormiston Drive | Belfast, BT4 3JS
OFFERS AROUND **£570,000**



The Property

We are delighted to bring to the market this beautifully presented red brick double bay fronted detached period residence in East Belfast. Located in the prestigious Ormiston Drive, the property is ideally located within walking distance to the bustling Ballyhackamore and Belmont Villages, offers ease of access for the city commuter via the main arterial routes including the Glider and is also within a catchment area to a number of leading primary and secondary schools. With many highly sought after attributes, this property is likely to appeal to numerous potential purchasers.

Number 17 combines original period detail with modern design. The clever internal layout caters for all needs of today's busy lifestyles. Offering bright and spacious accommodation throughout, on the ground floor, the property comprises of spacious hallway with original Victorian tiling, downstairs WC, lounge, separate family room and a morning/dining room leading to a bespoke fitted kitchen open plan to living and dining space. With south facing windows in the kitchen, this ensures the space is filled with natural light throughout the day. To the first floor, there is a family bathroom and four well-appointed bedrooms. The property further benefits from a bedroom with en suite shower room on the top floor.

In addition, the property benefits from double glazed windows throughout, oil fired central heating, off street parking for three cars, and excellent front and rear landscaped gardens ideal for outdoor entertaining and children at play.

Properties of this calibre rarely present themselves to an open market and as such we are confident interest in this home will be immediate. We therefore recommend viewing at your earliest convenience.





Offers Around £570,000
Detached
5 Bedrooms
3 Receptions



Accommodation

Ground Floor

Reception Porch

Spacious Reception Hall

Ground Floor WC

Family Room
13'8" x 11'1"

Drawing Room
18'9" x 11'

Morning Room
13'6" x 10'5"

Kitchen / Dining / Living Space
21' x 11'2"

Boiler Room

First Floor

First Floor Return

Bathroom

Bedroom One
15'3" x 13'8"

Bedroom Two
14'1" x 13'3"

Bedroom Three
11'1" x 9'5"

Bedroom Four / Home Office
11'1" x 9'7"

Second Floor

Bedroom Five with En Suite Shower Room
18'5" x 8'3"

Outside

Enclosed Rear and Side Gardens with Southerly Aspect

Raised Timber Decked Area

Driveway with Ample Parking

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk





Property Features

- Beautifully Presented Detached Double Bay Fronted Residence
- Bright and Clever Internal Layout
- Gracious Drawing Room with Fireplace and Bay Window
- Separate Family Room
- Morning Room with Outlook to Rear Landscaped Garden
- Shaker Style Kitchen Open Plan to Dining Living Area
- Ground Floor WC
- Five Well Proportioned Bedrooms, Top Floor Bedroom Encorporating Ensuite Shower Room
- Contemporary Bathroom with White Suite
- Oil Fired Central Heating
- Double Glazed Windows Throughout
- Timber Garage, Excellent Storage Off-Street Parking For Two to Three Cars
- Private Landscaped Rear Garden with South Westerly Aspect
- Convenient Location Close to Excellent Schools, Amenities and Glider Stops
- Within Walking Distance to Ballyhackamore Village
- Situated Close to Comber Greenway with Cycling Commute to City Centre and Comber
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



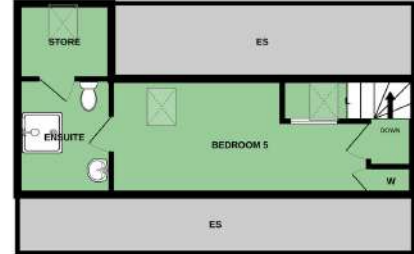
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2024



Directions

Travelling along the Upper Newtownards Road in the direction of Ballyhackamore village, turn right on to Ormiston Drive. No 17 is on the right-hand side.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



THE SUNDAY TIMES THE IRISH TIMES

John Minnis Belfast
7 Library Court
404 Upper Newtownards Road
Belfast
BT4 3GE
T: 028 9065 3333



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		56
(39 - 54) E	32	
(21 - 38) F		
(01 - 20) G		
<i>Not energy efficient - higher running costs</i>		