

ULSTER PROPERTY SALES

**UPS**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**34 EDGCUMBE GARDENS, BELFAST, BT4 2EH**

**OFFERS OVER £550,000**



A substantial red brick detached family home, occupying a generous site in the much sought after Edgumbe Gardens, benefiting from an extension and offering four good size bedrooms, home office, four reception areas, and detached garage.

Built in 1930 and retaining many of its original features to include generous entrance hall and landing, attractive wood panelling bay windows, and cornicing, this mature residence will attract many families wanting to put their own stamp on this fantastic family home.

The accommodation comprises of entrance porch with Terrazzo flooring, spacious entrance hall, generous lounge including attractive Sandstone fireplace, and vaulted ceiling with feature timber panelling and bay window. Good size dining room with bay window, breakfast room opening to fitted kitchen, and rear entrance porch with ground floor WC and utility/boiler house.

The extension to the East side includes master bedroom with en-suite shower room on the ground floor, adjacent to attractive conservatory overlooking south facing garden, a real hub for the family. Furthermore, the extension includes staircase to a first floor study/home office which has building control as a habitable space. The first floor includes a further three good size bedrooms, family bathroom with electric shower over bath, and additional separate WC.

Requiring modernisation throughout, this property offers superb potential to be once again a beautiful, modern family home. Occupying a generous site and boasting attractive gardens in lawn, front and rear, good size driveway to detached garage, in a mature residential location close to many of East Belfast's much sought after amenities, including schools, cafes, and restaurants.



## Key Features

- Superb Red Brick Detached Family Home Occupying A Generous Site
- Fitted Kitchen Leading To Ground Floor WC And Utility Area
- Oil Fired Central Heating System & Mostly Double Glazed Windows
- Ideal Purchase For Many Families, Offering Endless Potential
- Four Bedrooms, Four Reception Areas And A Home Office/Study
- En-Suite Shower Room And Family Bathroom With Additional Separate WC
- Garden To Front And South Facing Garden To Rear, With Detached Garage
- Popular Location Close To A Range Of Schools, Cafes And Restaurants



### Accommodation Comprises

#### Entrance Porch

Terrazzo flooring.

#### Entrance Hall

Cloak cupboard understairs.

#### Lounge

21'0 x 12'1

Attractive Sandstone fireplace with gas fire and marble hearth. Built-in book shelving. Vaulted ceiling with timber feature panelling.

#### Dining Room

17'0 x 12'1

(into bay)

#### Breakfast Room

11'0 x 10'0

Rear door access. Archway to:

#### Kitchen

10'0 x 9'0

Range of high and low level units, Formica work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in oven, ceramic hob, integrated extractor hood, housing for fridge/freezer, plumbing for dishwasher, part tiled walls.

#### Rear Porch

#### Ground Floor WC

Low flush WC and wash hand basin.

#### Utility/Boiler House

#### Bedroom 1

15'0 x 13'0

(at widest point) Including range of built-in robes with sliding feature mirror doors, built-in robes and cupboards around bed.

#### En-Suite Shower Room

Coloured suite comprising built-in shower cubicle with electric shower and sliding shower doors, vanity unit, low flush WC, chrome feature radiator, fully tiled walls, recessed spotlighting, extractor fan.

#### Double Doors To:

#### Conservatory

13'1 x 12'0

(at widest point) Ceramic tiled flooring. Double doors to front garden.

#### Permanent Staircase To:

#### Study/Home Office

12'0 x 5'0

(average) Large velux window.

#### First Floor

#### Landing

#### Bedroom 2

14'1 x 12'1

(at widest point) Including range of built-in robes.

#### Bedroom 3

11'0 x 10'0

Built-in cupboard.

#### Bedroom 4

10'0 x 10'0

#### Bathroom

White suite comprising panelled bath with electric shower and sliding shower screen, vanity unit with high level units, and low flush WC. Part tiled walls, Timber panel ceiling. Hot press.

#### Additional Separate WC

Wash hand basin with tiled splash back and low flush WC.

#### Outside

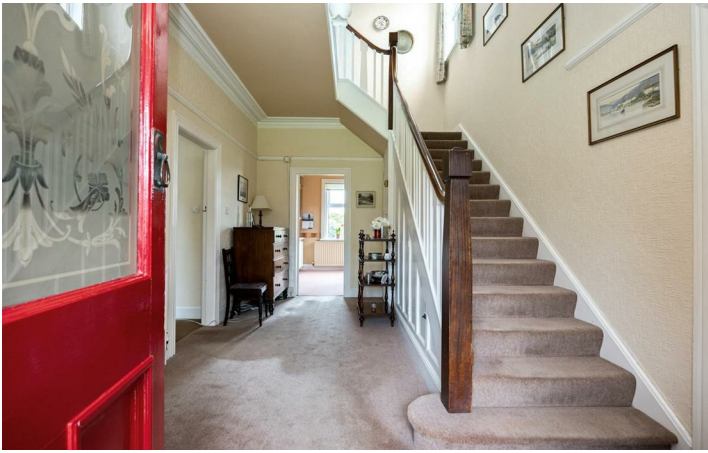
Gated driveway and large garden to front with boundary hedging. Fantastic South facing garden to rear with patio area.

#### Detached Garage

20'0 x 16'1

Light and power. Electric up and over door.









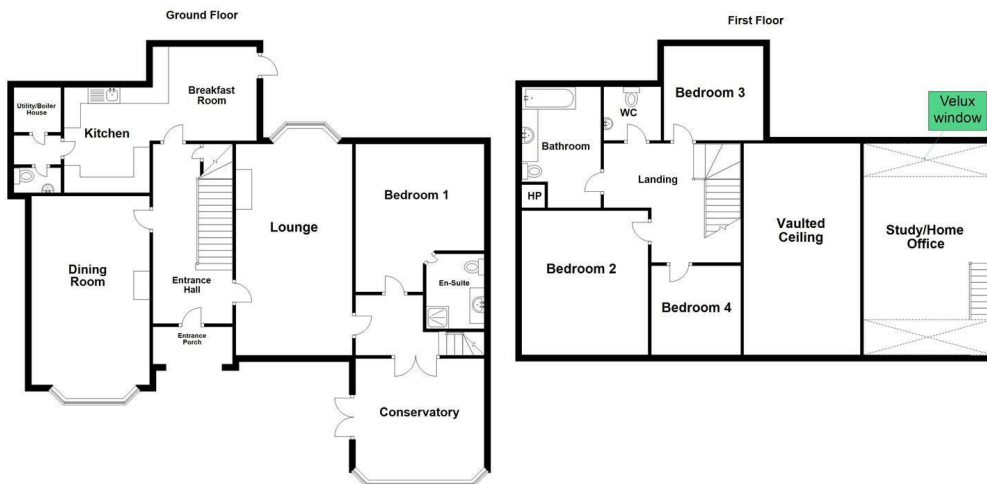












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Whilst 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 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. Plan produced using Planity.

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.

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