



Enjoying a generous site with a delightful back garden, this deceptively spacious semi is around half a mile from the heart of Ballyhackamore.

Extended and modernised by the current owners, there is little for a purchaser to do except move in and enjoy their lovely home.

The main bedroom features a modern ensuite shower room whilst the well-appointed kitchen opens into a conservatory which in turn leads you to an enclosed, south-facing back garden.

Ideal for a range of purchasers including those wishing to avail of an excellent range of schooling for all ages, we would recommend viewing at the earliest opportunity in order to appreciate all that this superb home has to offer.

Offers Over
£295,000

9 Neills Hill Park,
Ballyhackamore,
BELFAST,
BT5 6FL

Viewing by
appointment with
& through agent
028 9065 0000



- Attractive semi-detached villa with double storey extension
- Living room with decorative fireplace
- Open plan to dining/family room
- Modern kitchen with casual dining area
- Conservatory to rear
- Three bedrooms: principal with ensuite shower room
- Family bathroom with contemporary white suite
- Floored and sheeted roofspace
- Detached brick garage
- Ample additional driveway parking
- Good-sized, landscaped, south-facing rear garden
- Gas central heating/Double glazed throughout
- Quiet yet convenient location: close to local schools, amenities, Comber Greenway, Glider

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH:

RECEPTION HALL: uPVC double glazed front door and side lights. Under stairs storage area.



LOUNGE: 20' 10" x 9' 9" (6.35m x 2.98m) (into bay). Decorative fireplace with timber surround and granite hearth. Cornice ceiling.



Open plan to:

DINING/FAMILY: Cornice ceiling.



Double doors to:

KITCHEN/DINING: 15' 3" x 11' 9" (4.65m x 3.58m) (Plus entrance area). Modern range of high and low level high-gloss units. Integrated appliances including five ring gas hob with extractor fan over, AEG oven, additional microwave. Plumbed for washing machine, spaces for tumble dryer and fridge/freezer.



Open plan to:

CASUAL DINING AREA:



Double doors to:

CONSERVATORY: 12' 7" x 11' 0" (3.84m x 3.36m) Cosy Roof with Velux window. Double doors to garden.



First Floor

PRINCIPAL BEDROOM: 15' 7" x 15' 2" (4.74m x 4.63m) (at widest points). Extensive range of built-in robes, cupboards, drawers, display shelves etc. Door to:

ENSUITE SHOWER ROOM: Comprising corner shower cubicle with "rain" head and additional telephone hand shower, low flush wc, wash hand basin with cupboard underneath, chrome heated towel rail.



BEDROOM (2): 10' 5" x 9' 5" (3.17m x 2.88m) Built-in robes either side with cupboards and drawers.

BEDROOM (3): 6' 4" x 5' 11" (1.92m x 1.81m)



BATHROOM: White suite comprising contemporary bath with telephone hand shower, wash hand basin with storage underneath. Low flush wc, chrome heated towel rail.

LANDING: Fixed staircase to:

FLOORED AND SHEETED ROOFSpace: 15' 10" x 9' 10" (4.83m x 3m) (excluding eaves). Power, light and heat, Velux. Access to excellent storage in eaves.



Outside

FRONT GARDEN: Driveway with off-street parking to front and side. Timber gate leading to back garden and garage.

DETACHED MATCHING GARAGE: 22' 11" x 13' 3" (6.99m x 4.04m) Roller shutter door, power and light. Door to side. Worcester Bosch natural gas boiler.

REAR GARDEN: Good sized south-facing rear garden. Attractively paved patio leading through pergola to lawned area. Flowerbeds stocked with variety of plants, trees and shrubs.





Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlansUp.
9 Neills Hill Park, Belfast

Location:

From Ballyhackamore, head down the Sandown Road, turn right after Comber Greenway pedestrian crossing into Clara Park. Second right is Neill's Hill Park and No. 9 is on the left hand side.

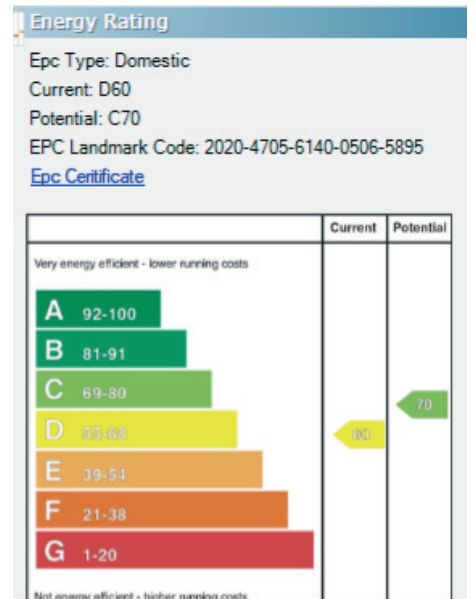
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