



Beautifully presented throughout, this elegant detached villa commands a corner site close to the beautiful grounds of Stormont Estate and all that Ballyhackamore and Cherryvalley have to offer.

Completely refurbished to an exacting standard by the current owner-occupiers, natural light is to the fore on both levels.

With four bedrooms, three separate reception rooms plus a superb kitchen with room to dine, there is an appealing flexibility to the layout. It is therefore ideal for families and those now working from home.

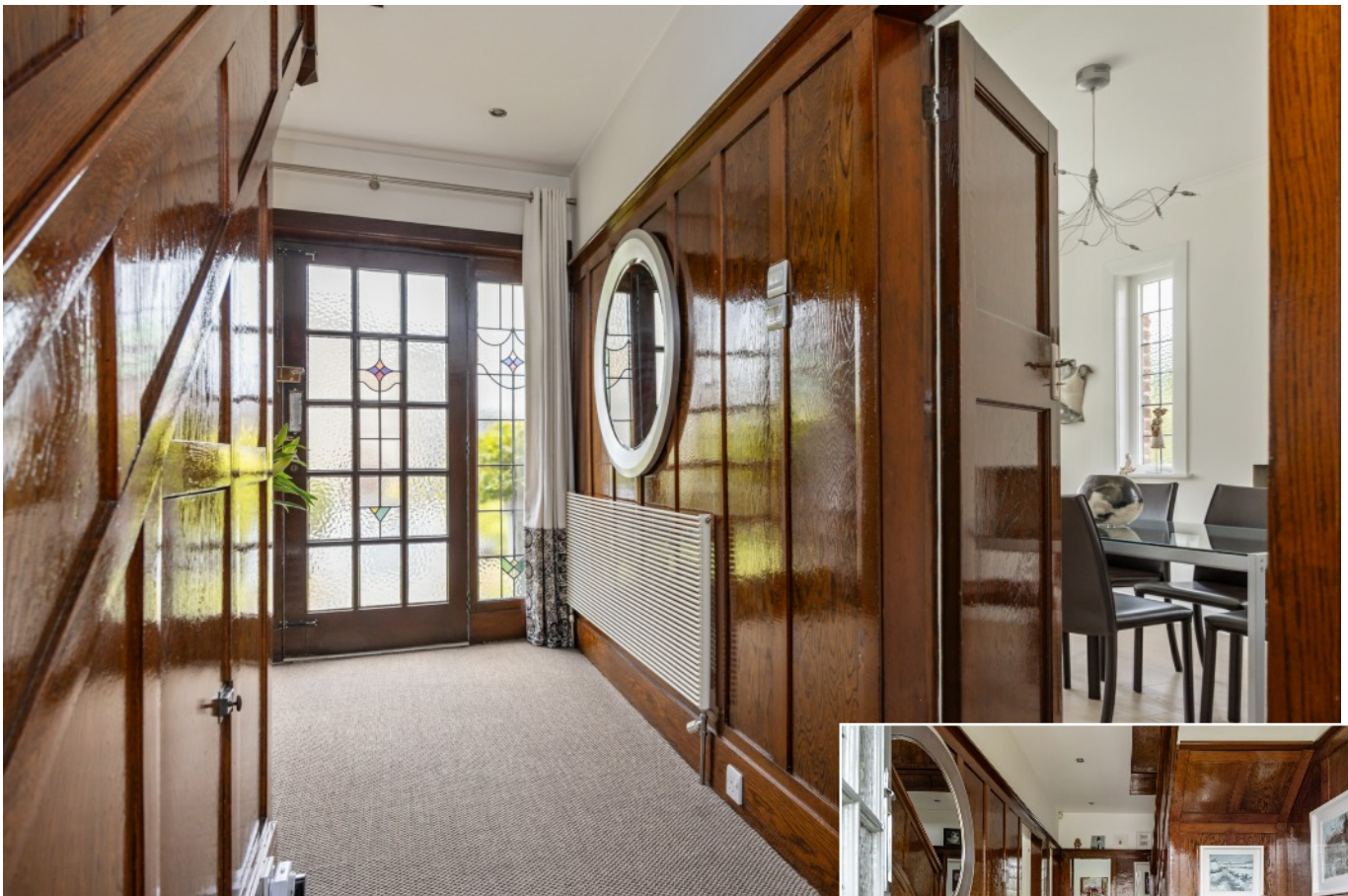
It is only upon internal inspection that one can appreciate the attention to detail and all this delightful home has to offer.

Offers Over
£450,000

523 Upper
Newtownards Road,
Stormont,
Belfast, BT4 3LN

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive double-fronted detached villa
- Corner site with driveway access via Thornhill Drive
- Four bedrooms
- Living room with feature fireplace
- Separate dining room
- Additional family room with French doors to garden
- Luxury kitchen with island unit, integrated appliances and casual dining area
- Bathroom with white suite
- Additional, downstairs shower room
- Oil fired central heating
- Double glazed windows (except two feature windows)
- Landscaped front, side and rear gardens with private, south-facing entertaining area
- Detached garage and adjacent car port
- Feature external lighting system
- Short stroll to Stormont, Glider stops and Ballyhackamore
- Close to excellent schools for all ages



The Property Comprises:

Ground Floor

Original hardwood front door with leaded, stained glass insets

RECEPTION HALL: Wood panelling with plate rack and two understairs storage cupboards.

LIVING ROOM: 15' 5" x 11' 0" (4.71m x 3.36m) Cornice ceiling, twin aspect. Feature, original tiled fireplace and hearth with gas coal effect fire.



DINING ROOM: 14' 10" x 11' 0" (4.51m x 3.36m) (into bay). Original leaded stained glass windows.



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FAMILY ROOM: 10' 11" x 10' 3" (3.33m x 3.13m) Cornice ceiling. French doors to patio and garden. Door to:

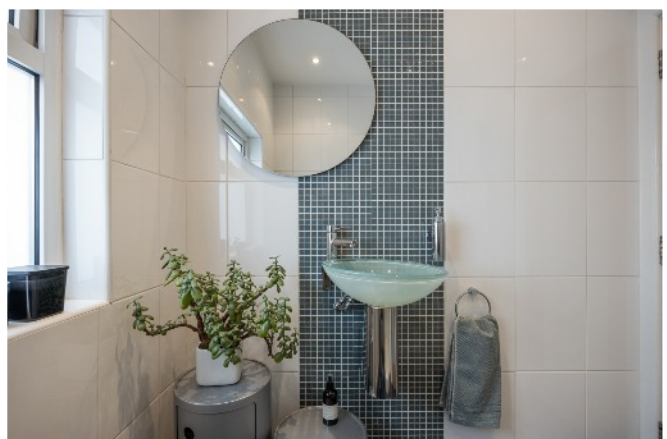


KITCHEN/DINING: 17' 0" x 15' 10" (5.18m x 4.83m) (narrowing to 3.65m). Vaulted ceiling with twin, large Velux roof lights plus twin aspect including French doors to rear. Excellent range of high and low level high gloss units plus island with Quartz worktops. Franke underhung one and a half bowl stainless steel sink unit with mixer tap. Integrated appliances including Smeg four ring induction hob, Smeg dishwasher, Neff underbench oven, Whirlpool washing machine, CDA fridge and freezer.





CLOAKROOM: Feature glass bricks. Cloaks and storage area with bookshelves. Door to:
SHOWER ROOM: Corner shower cubicle with Aqualisa shower. "Rice bowl" style sink unit, low flush wc, fully tiled walls. Ceramic tiled floor.



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First Floor

BEDROOM (1): 12' 4" x 11' 0" (3.76m x 3.35m) Cornice ceiling.



BEDROOM (2): 12' 2" x 11' 1" (3.71m x 3.37m) Cornice ceiling, twin aspect.



BEDROOM (3): 11' 1" x 10' 4" (3.37m x 3.14m) Cornice ceiling. Excellent range of built-in robes including shelved hotpress with cupboards above.



BEDROOM (4): 10' 5" x 9' 6" (3.17m x 2.9m) Cornice ceiling, twin aspect. (Currently used as study).



BATHROOM: White suite comprising corner Laufen bath. "Rice bowl" style Duravit sink unit on glass plinth. Wall-hung Duravit wc. Glass Bizzaza tiling and feature radiator.



LANDING: Cornice ceiling, picture rail. Access via recently installed pull-down ladder to:
ROOFSPACE: Part-floored with light.



Outside

Corner site with driveway parking/access via Thornhill Drive. Leading to carport and
DETACHED GARAGE: Up and over door, power and light.

FRONT AND SIDE GARDEN: Laid in lawn with well-stocked flowerbeds featuring abundance of
mature plants, trees and flowering shrubs.

Pedestrian gate and pavior path to front door and leading to side and rear (all inset with feature
lighting).

Private, south facing patio.

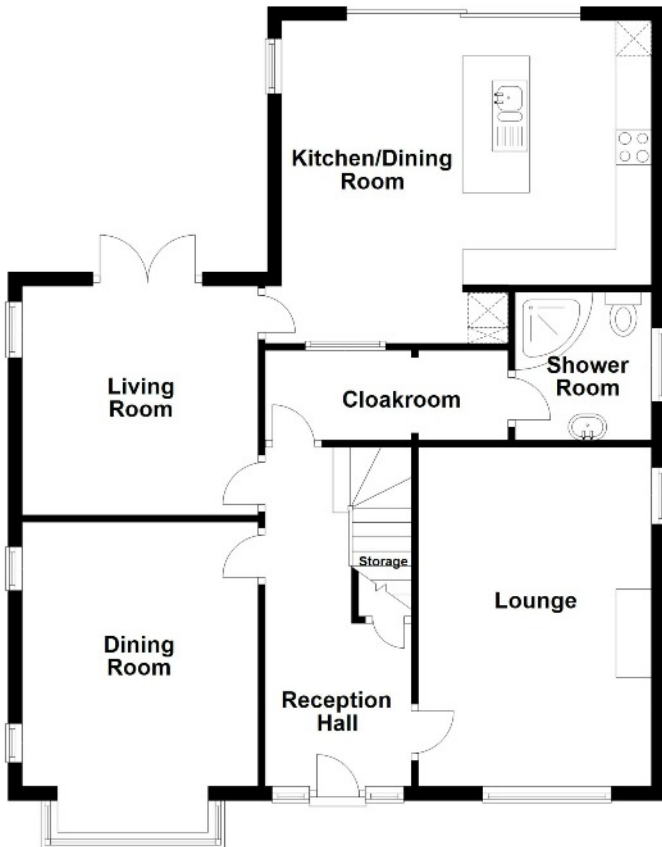
Screened pvc oil tank and boiler house to side. Retractable clothes line.



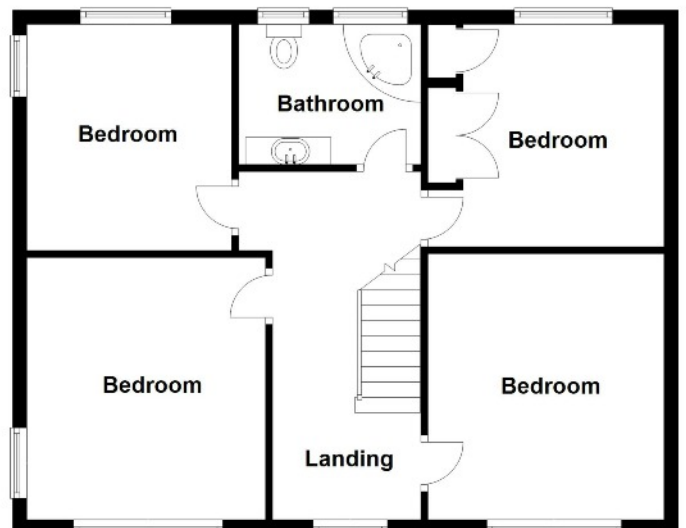




Ground Floor



First Floor



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

523 Upper Newtownards Road, Belfast

Location:

Heading countrybound on the Upper Newtownards Road, go through Knock lights and Castlehill Road lights then take right opposite church into Thornhill Drive. Property is first on the right.



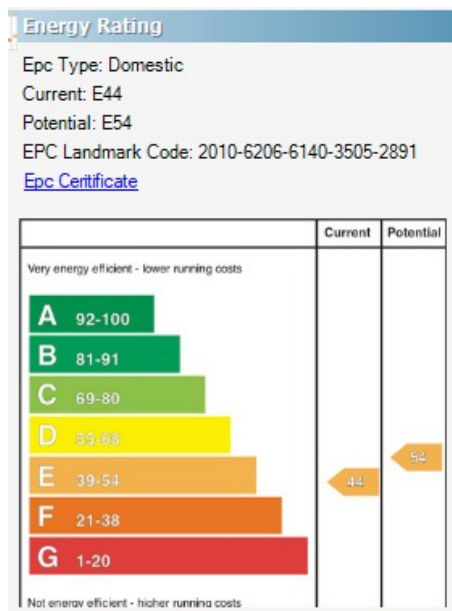
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