



Tucked away in a cul-de-sac off the Old Holywood Road, this individually designed home offers a superb degree of potential.

The accommodation and layout is very flexible ensuring the property will attract broad appeal. Families looking to avail of excellent schools in both East Belfast and Holywood will love the location, as will those looking to downsize.

Although now requiring modernisation, the sale has been priced to reflect the work a new owner is likely to undertake.

The elevated site commands superb views across Belfast to the rear and there are other architectural features a purchaser would want to retain.

It is only upon internal inspection that one can appreciate all this unique home has to offer.

Offers Over
£295,000

10 Motelands ,
Off Old Holywood Road,
BELFAST,
BT4 2JH

Viewing by
appointment with
& through agent
028 9065 0000



- Unique detached villa with views to rear
- Option of three or four bedrooms
- Living room with vaulted ceiling and picture window
- Kitchen with breakfast area
- Adjacent dining room
- Double height conservatory
- Ensuite shower room to principal bedroom
- Family bathroom with white suite
- Utility room
- Integral double garage with electric door
- Ample additional driveway parking
- Basements
- Gas fired central heating
- Front and rear gardens
- Priced to allow for modernisation: property needs a new roof

The Property Comprises:

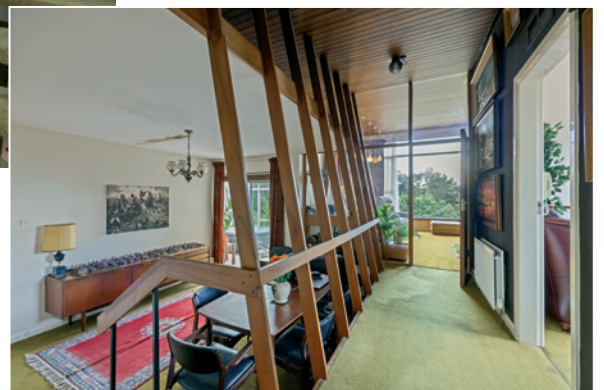
Ground Floor

Front door with leaded glass insets.

RECEPTION HALL: Walk-in cloaks cupboard with shelving. Steps down to:



DINING ROOM: 13' 4" x 12' 0" (4.07m x 3.67m) (Average).



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Sliding patio door to:

CONSERVATORY: 13' 7" x 10' 5" (4.14m x 3.18m) Double height with ceramic tiled floor. Door to garden.



KITCHEN/BREAKFAST AREA: 15' 10" x 13' 4" (4.82m x 4.07m) (Narrowing to 3.11m). Range of high and low level units, double drainer stainless steel sink unit, integrated Beko double oven, four ring gas hob. Plumbed for dishwasher.

CASUAL DINING AREA: Feature stained glass window.



Door to:

UTILITY ROOM: 9' 11" x 8' 1" (3.03m x 2.47m) (at widest points). Single drainer twin stainless steel sink unit. Built-in cupboards, cloaks area. Service door to garage.

LIVING ROOM/BEDROOM (4): 11' 7" x 9' 2" (3.54m x 2.8m) Built-in cupboard. Fireplace with slate hearth. (Gas fire not tested or included).



DRAWING ROOM: 21' 0" x 15' 3" (6.41m x 4.65m) (at widest points). Picture window with excellent views. Brick fireplace with raised hearth (gas fire not tested or included). Display shelving, built-in cupboards. Feature tongue and groove ceiling.



REAR HALLWAY: Shelved linen cupboard with Worcester Bosch gas boiler. Cornice ceiling.

BEDROOM (3): 11' 6" x 10' 7" (3.51m x 3.22m) (at widest points). Built-in robes.

BATHROOM: White suite comprising panelled bath with telephone hand shower. Low flush wc, wash hand basin, chrome heated towel rail. Part tiled walls, ceramic tiled floor.



BEDROOM (2): 11' 5" x 10' 11" (3.48m x 3.33m) Built-in robes.



PRINCIPAL BEDROOM: 11' 10" x 11' 9" (3.61m x 3.59m) (Plus entrance area). Excellent range of built-in robes.



DRESSING AREA: Dressing table and drawers, door to:

ENSUITE SHOWER ROOM: Comprising tiled shower cubicle, wash and basin, low flush wc, part tiled walls, ceramic tiled floor.

Outside

FRONT GARDEN: Abundance of plants, trees and mature shrubs.

Driveway with off-street parking (and turning) for several vehicles.

INTEGRAL GARAGE: 20' 4" x 15' 11" (6.21m x 4.85m) Electric up and over door, power and light.
Door to utility/house.

Steps with paths to both sides leading to patios. Further terraced gardens with well-stocked flowerbeds featuring variety of plants, trees and shrubs. Garden store (under garage).



Access to:

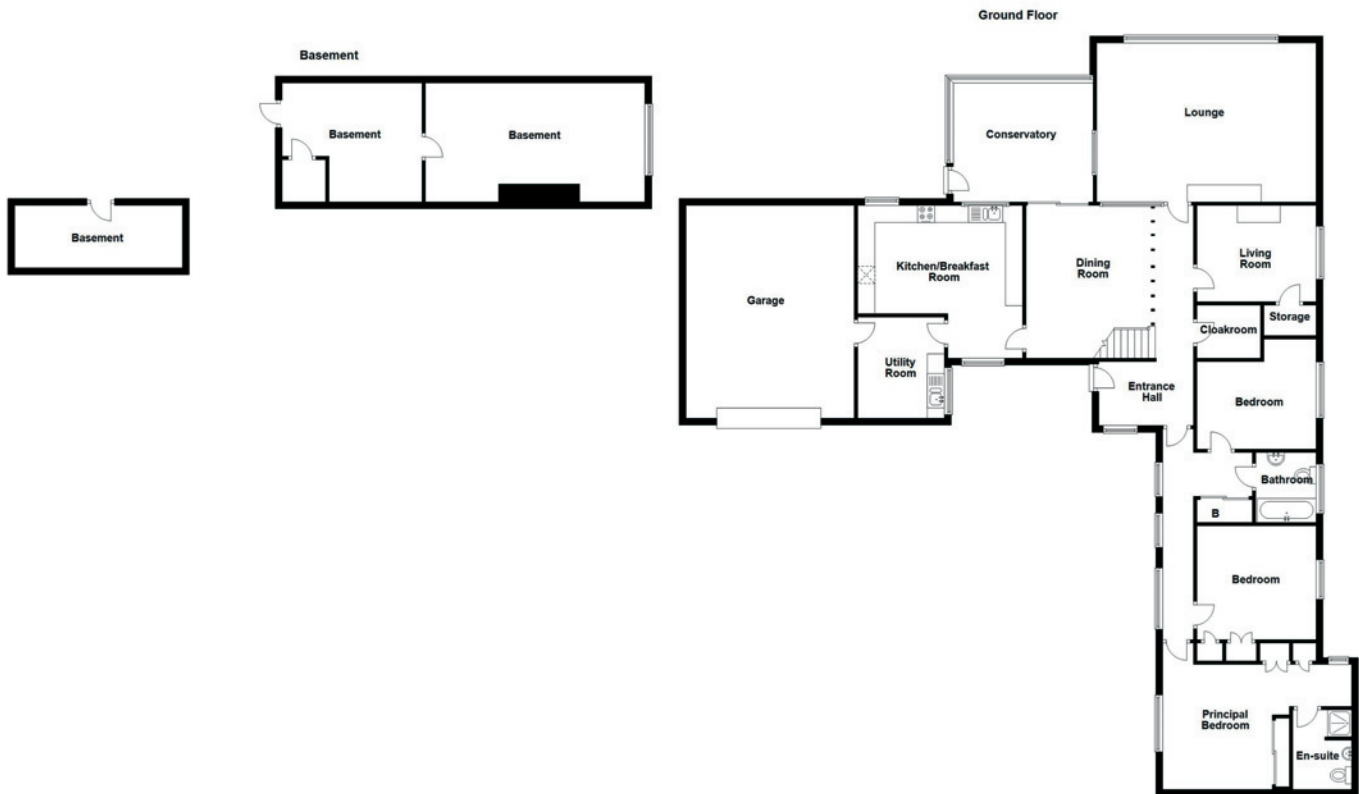
Basement

Two rooms with power and light. Excellent storage, potential workspace.

Location:

Heading from Belmont Road on back road to Hollywood, Motelands is a cul-de-sac on the left hand side, just after Finchley Park.

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Disclaimer: Plans are for illustrative purposes only.
Plans produced using PlanItUp

10 Motelands, Belfast

Energy Rating

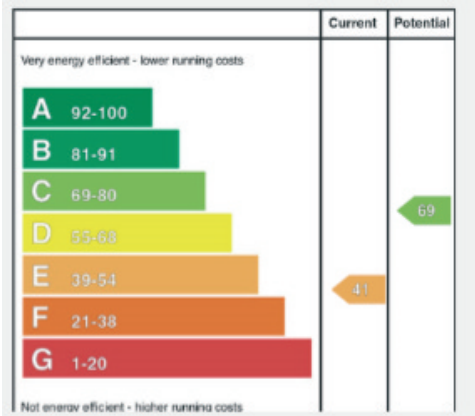
Epc Type: Domestic

Current: E41

Potential: C69

EPC Landmark Code: 2010-1606-1140-5504-3801

[Epc Certificate](#)



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