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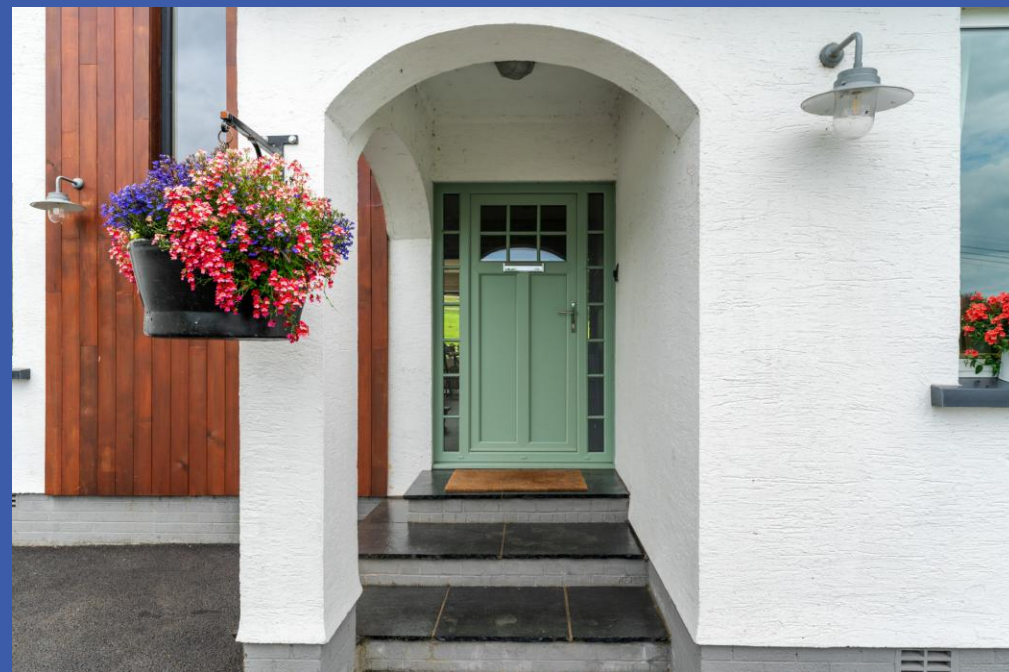
**99 Ballycoan Road**

Belfast  
BT8 8LP

**Offers Over £595,000**

## 99 BALLYCOAN ROAD, BELFAST, BT8 8LP

- **Superb Detached Family Home Extending To Over 3,000 Sq. Ft.**
- **Exceptional Open Plan Living / Kitchen / Dining Area With Contemporary Kitchen Leading To Sunroom**
- **Five Bedrooms (Master Ensuite)**
- **Family Room And Lounge**
- **Ground Floor Bedroom / Playroom**
- **Contemporary Family Bathroom**
- **Utility / Boot Room And Ground Floor WC**
- **Integral Garage / Oil Fired Central Heating / 8Kw Solar System**
- **Extensive Front And Rear Gardens**
- **Superb Semi Rural Location Highly Convenient To South Belfast**

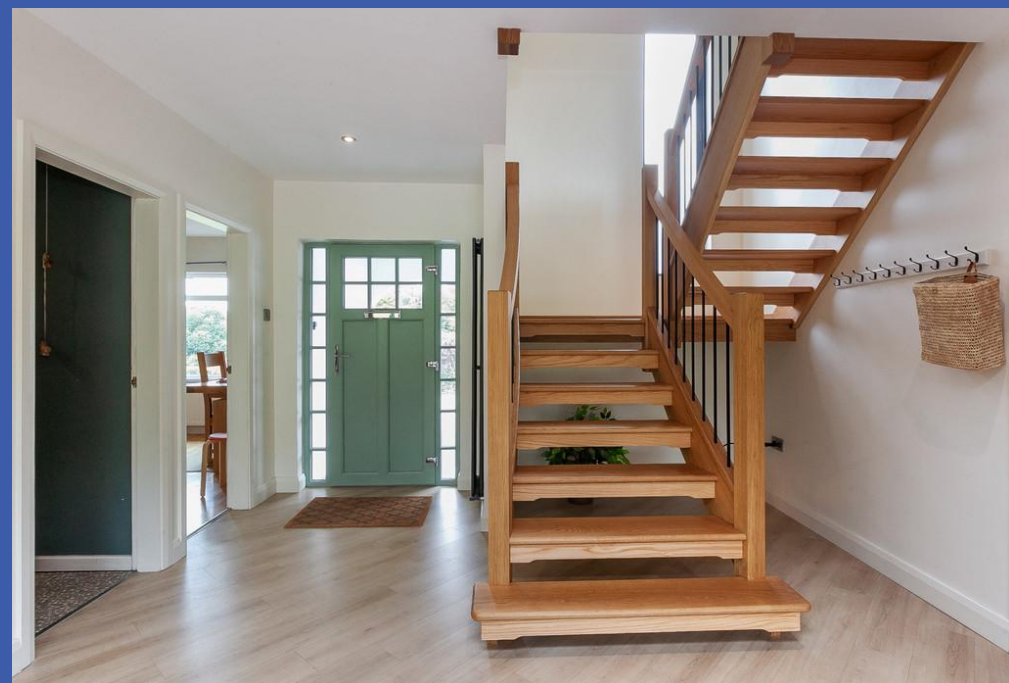


Located on a generous semi-rural site, this luxurious detached family residence is surrounded by rolling countryside with the benefit of convenience to the Cities of Belfast and Lisburn. This property provides substantial family accommodation and fantastic external space as well as an integral garage and superb outdoor entertainment space with paved patio and BBQ area.

Internally the property has been presented to the highest of standards throughout. Generous flexible family accommodation is on offer with special note to the open plan living / dining / kitchen area and sunroom allowing access to the patio areas outside.

The property is situated on a fantastic site, accessed via automated timber entrance gates with generous tarmac driveway and car parking. The gardens have extensive lawns front and rear with mature boundary planting and trees in addition to an impressive rear terrace/patio. Both the residence and grounds accommodate for the needs of a range of buyers; particularly those who like to entertain family and friends.

Viewing is recommended to fully appreciate this immaculate family residence.







## PROPERTY COMPRISES

Composite entrance door with glazed panels and side lights leading to...

**RECEPTION HALL** Laminate wood strip flooring, recessed low voltage spotlights, solid oak stairs to first floor with open tread, feature upright radiator. Glazed bi-fold doors leading to...

**OPEN PLAN LIVING/KITCHEN/DINING AREA 22' 11" x 22' 0" (6.99m x 6.71m) @ widest point** Contemporary high and low level kitchen units with quartz work tops and matching up stand and splash-backs, twin integrated Neff ovens, integrated Neff microwave, integrated Bosch induction hob with down draft extraction system, plumbed for American style fridge/freezer, island unit with integrated Franke 1½ bowl sink unit, Quooker boiling hot water tap, integrated dishwasher, integrated bin storage unit, breakfast bar, recessed low voltage spotlights, feature upright radiators. Patio doors to extensive rear patio area, feature exposed brick column and wall, wood effect, wood strip flooring. Open plan to...

**SUNROOM 11' 11" x 9' 3" (3.63m x 2.82m)** Feature vaulted ceiling, recessed low voltage spotlights, patio doors to rear garden.

**UTILITY/BOOT ROOM 20' 02" x 5' 10" (6.15m x 0m)** Plumbed for washing machine, range of high and low level fitted units with Belfast sink unit and timber work surfaces. Door to rear garden. Access to garage.

**BEDROOM/PLAYROOM 16' 9" x 10' 11" (5.11m x 3.33m)** Laminate wood stripped flooring.





**INTEGRAL GARAGE 21' 9" x 16' 11" (6.63m x 5.16m)** Automated roller shutter door, oil fired boiler, light and power.

**FAMILY ROOM 16' 11" x 12' 8" (5.16m x 3.86m)** Hardwood flooring, recessed low voltage spotlights.

**LOUNGE 21' 0" x 12' 10" (6.4m x 3.91m)** Contemporary wood burning stove, with slate hearth and timber mantle piece.

**GROUND FLOOR WC** Low flush WC, pedestal wash hand basin, tiled flooring, extractor fan.

**FIRST FLOOR LANDING** Access to roof space.

**MASTER BEDROOM 19' 4" x 15' 4" (5.89m x 4.67m) @ widest point** Range of built in wardrobes and bedroom storage.

**ENSUITE** Suite comprising of an enclosed shower cubicle with Drencher shower head and hand shower, low flush WC, vanity wash hand basin, tiled walls, tiled floor, extractor fan.

**BATHROOM** Contemporary suite comprising of a walk in shower cubicle, Gerberit vanity wash hand basin with storage, contemporary roll top bath with hand shower, low flush wc, Velux skylight, recessed low voltage spotlights, tiled walls, feature mirror with light, contemporary upright radiator, hot press with lagged tank and storage shelving.



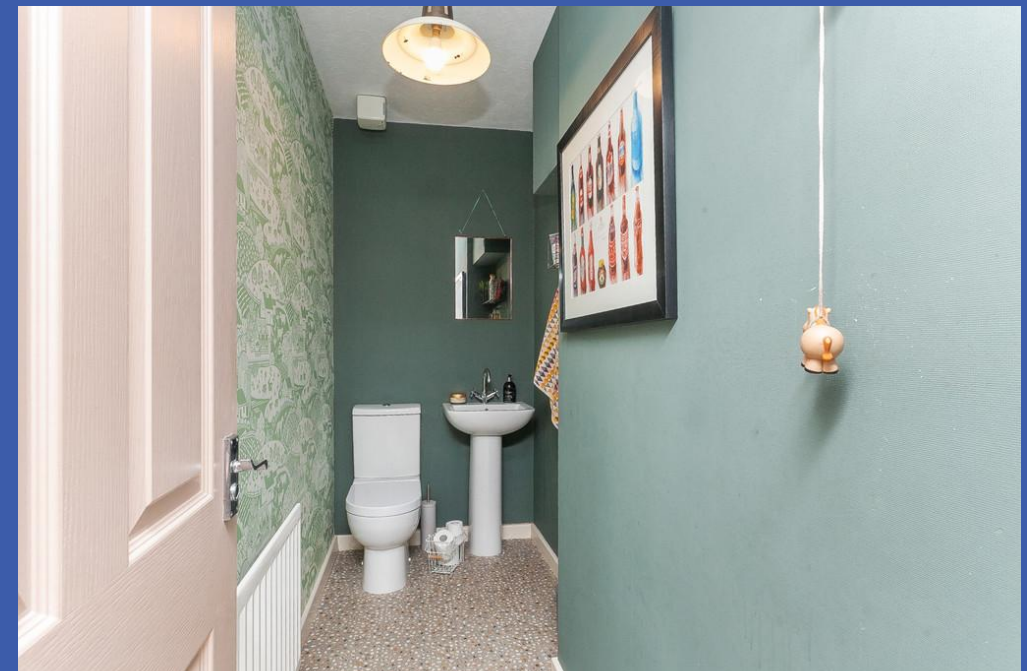


**BEDROOM 18' 7" x 11' 5" (5.66m x 3.48m) @ widest points**

**BEDROOM 12' 10" x 9' 6" (3.91m x 2.9m)**

**BEDROOM 12' 10" x 10' 11" (3.91m x 3.33m)** Range of built in bedroom furniture, including wardrobes and dressing table.

**OUTSIDE** Enclosed private gardens front and rear in lawns. Extensive front lawn and tarmac driveway and car parking area, accessed by automated timber entrance gates. To the rear is an enclosed garden in lawns with mature boundary hedging, trees and shrubs, extensive patio area with landscaped raised planted beds.

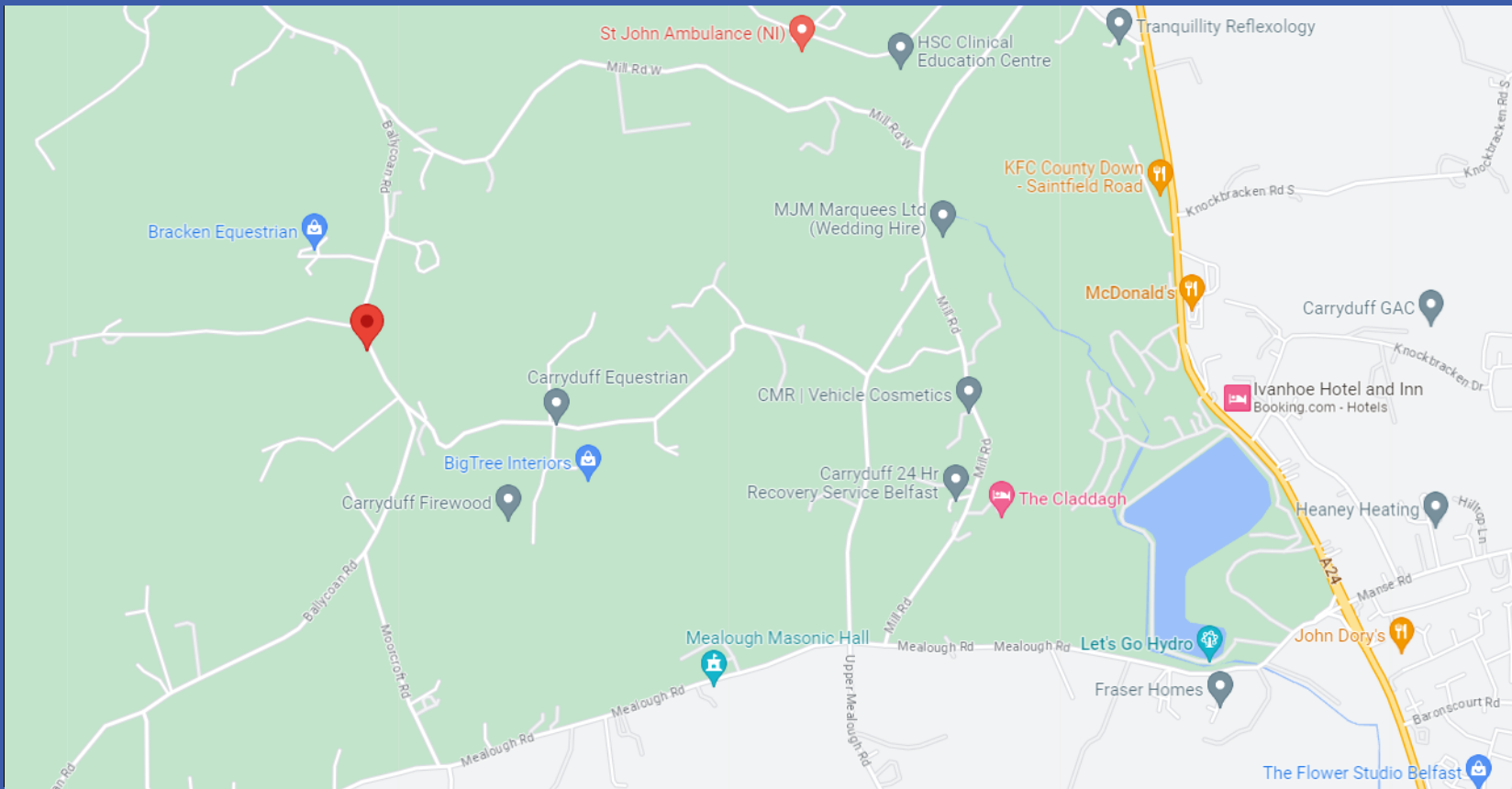












Directions: Please find map attached.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		



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