

# STEWART & CO.

Estate Agents & Property Managers

est. 1963



18 Massey Court,  
Stormont,  
Belfast, BT4 3GJ

Offers over  
**£499,950**

EPC: D62

Stewart & Co.  
47 Belmont Road,  
Belfast, BT4 2AA

Tel. 90651149 Fax. 90651444  
[property@stewartbelfast.com](mailto:property@stewartbelfast.com)

[www.stewartbelfast.com](http://www.stewartbelfast.com)

**Tel. 028 90651149**

## DESCRIPTION:

Stewart & Co. are proud to bring to market for the first time since purchased off plan in the late 60s, this fine, four bed bungalow with off street parking, detached garage and gardens set in the beautiful leafy suburb of Massey at the rear entrance to the Stormont Estate. We believe this property presents an exciting opportunity for a wide range of buyers due to its excellent location, large 3 tiered rear garden and extended accommodation, with only a modest fine tuning requirement, both inside and out.

Owned by the same family since built, the property underwent a series of refurbishment approximately 10 years ago which included a full rewire to provide CAT 5 data wiring, a new mains gas combi heating system, cavity wall and loft insulation and new solid hardwood flooring. At this time, both Bathroom and Shower Room were revamped to a high standard.

The property offers four generous bedrooms, some with built in robes, two family bathrooms and two separate reception rooms, one with feature Comber stone fireplace with mains gas fire. The shaker style, working kitchen offers ample storage and has space for a large dining table. Double glazed throughout aside from the original Flemish glass front door and side lights, (internal).

This is a post probate sale and as such is not hindered by any forward chain.



## Accommodation

### **Entrance Porch 7'07" x 4'05" (2.32m x 1.36m)**

Original terracotta tiled floor. PVC double glazed sliding outer door and original glazed mahogany front door with side lights, glazed in Flemish obscure glass.

### **Entrance Hall 8'07" x 12'02" (2.62m x 3.73m)**

Hardwood Floor and timber wall panelling. Access to front Living Room, Rear Lounge and hall to Kitchen, bedrooms and bathrooms.

### **Living Room (front) 20'02" x 16'08" (6.15m x 5.10m)**

Real hardwood flooring with stone clad mahogany side boards to either side of feature Comber stone fireplace with lpg gas fire. Dual Aspect windows and double doors to Hall. Several double sockets and Cat 5 data and digital ariel points.

### **Lounge (rear) 23'03" x 16'05" (7.09m x 5.02m) (AWP)**

Extended c.30 years ago. Carpet to original and tiled floor to extended portion. Dual aspect windows and Velux skylight. PVC door access to rear garden. Several double sockets and Cat 5 data and digital ariel points.



**Kitchen**                    **15'01" x 12'10" (4.61m x 3.92m)**

Shaker style kitchen with wall and floor level storage units with formica worktop. Tiled floor and tiled splash. Picture window to rear garden. Access to Hall and rear utility extension which was added circa 40 years ago.

**Utility Extension**

Vinyl Flooring. Low level storage cupboards. PVC Rear Door to garden and parking hard stand.

**Shower Room**                    **6'02" x 8'07" (1.90m x 2.64m)**

Refurbished c.10 years to include dimmable recessed leds, illuminated Bluetooth anti fog mirror, fully tiled walls and floor, floating vanity and sink with chrome mixer tap, back to wall WC and long base Shower enclosure with thermostatic shower.

**Hotpress**

Housing Gas Combi Boiler and Cat 5 connection boxes.





**Bathroom**            **9'08" x 8'08" (2.97m x 2.66m)**

Refurbished c.10 years to include dimmable recessed leds, illuminated Bluetooth anti fog mirror, fully tiled walls and floor, floating vanity and sink with chrome mixer tap, back to wall WC, white bulge bath with chrome mixer tap and thermostatic shower over with glazed bath shower screen.

**Bedroom 2 (rear)**            **9'01" x 11'10" (2.79m x 3.63m)**

Carpeted. Drop pendant light.

**Master Bedroom (front)**            **13'00" x 12'01" (3.98m x 3.69m)**

Carpeted. Drop pendant light. Mirrored Slide Robes.

**Bedroom 3 (front)**            **9'10" x 12'00" (3.00m x 3.68m)**

Carpeted. Drop pendant light. Built In Robe with bi fold doors

**Bedroom 4 (front)**            **10'01" x 12'01" (3.09m x 3.69m)**

Carpeted. Drop pendant light. Built In Robe with bi fold doors. Cat 5 Data point.

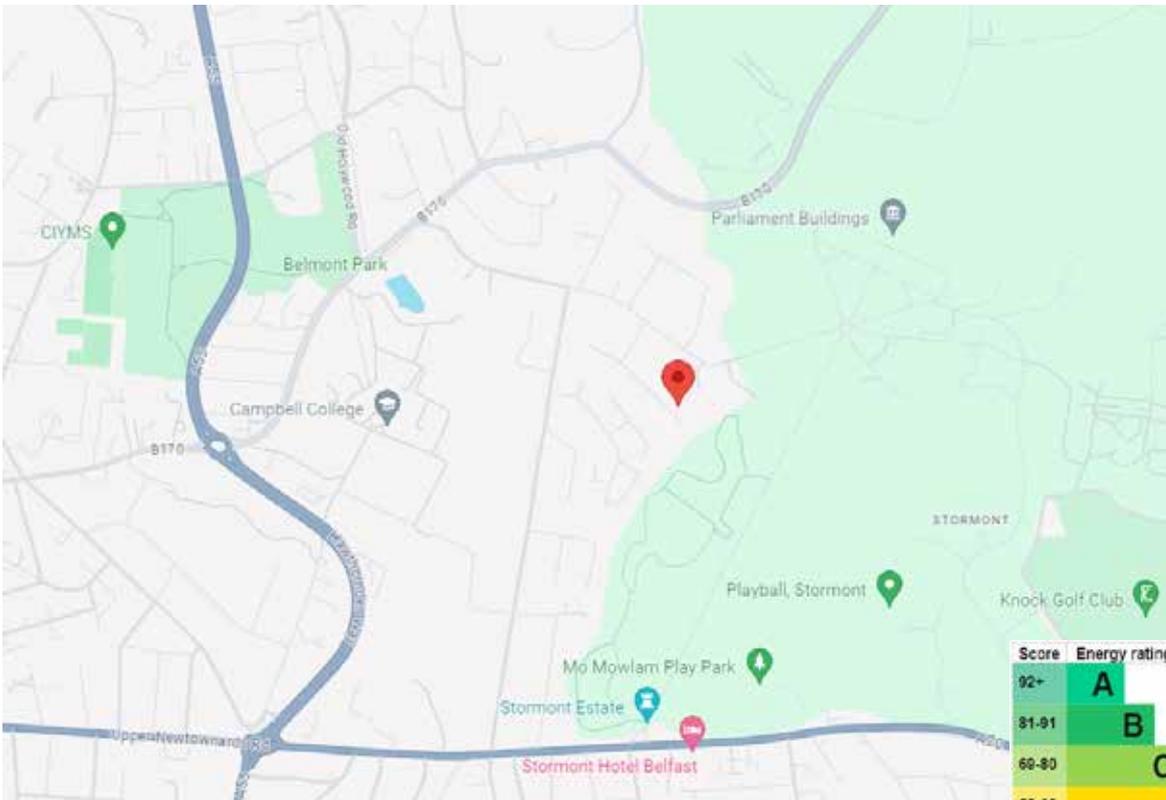




## Outside

To the front of the property is a manicured lawn with mature trees, plants and roses and a flagged path from driveway to front porch. The rear is accessed by a tarmac driveway leading to the detached double garage and private aspect rear, which at ground level is laid in concrete flagstones with steps up to a mid level section of loose pink pebble and lawn bisected by a stone path to concrete steps to the upper lawn with a small orchard of apple trees and bank up to the rear boundary. The rear garden is enveloped by a mix of mature conifers and laurell hedges.

It is to be made known that in this particular case, Stewart & Co. act on behalf of the family of a member of its staff.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		
55-69	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		



We at Stewart & Co. pride ourselves on providing a friendly, personal service with a door-always-open policy. Operating out of the Belmont Village area we currently manage a wide ranging portfolio of property throughout Belfast, Co. Down and Co. Antrim and have a wealth of experience in commercial and residential sales and letting.

We are here to help with all your property requirements, please contact us if we can be of assistance.

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