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'Hazel Bank', 102 Ballycoan Road

Belfast
BT8 8LP

Offers Over £450,000

'HAZEL BANK', 102 BALLYCOAN ROAD, BT8 8LP

- Deceptively Spacious Detached Family Home In A Much Sought After Rural Location
- Bright & Spacious Lounge with Feature Fireplace
- Separate Family Room and Additional Sun Porch
- Kitchen with Breakfast Area / Separate Utility Room
- 5 Bedrooms Including Master with Ensuite Shower Room
- Shower Room with White Suite
- Oil Fired Central Heating / Double Glazed Windows
- Detached Garage and Additional Driveway Parking
- Enclosed and Private Gardens with Sheltered Sitting Areas Backing onto & including Wooded Area
- Convenient to many Amenities including Forestside Shopping Complex, Leading Schools & Public Transport

This attractive detached family home occupies a good sized private site in this much sought after, semi rural residential location just off Hospital Road and Purdysburn Hill.

The property is extremely deceptive, appearing as a bungalow from the front but actually provides spacious family accommodation over two floors, all of which is well presented by its current owners.

The accommodation briefly comprises a delightful entrance sun porch, spacious lounge with feature fireplace, separate family room, modern fitted kitchen with dining area and a good sized bedroom on the entrance level floor. In addition, on the lower level, there are four further bedrooms including one with ensuite facilities along with a family shower room and utility room.

The property also benefits from oil fired central heating and double glazed windows.

Externally the extremely private and mature site offers generous surrounding gardens in lawns with a variety of planting and trees along with several sheltered sitting areas along with a detached garage and driveway parking. In addition, the property backs on to mature trees and wooded area which is also included in the sale.

Situated within easy reach of leading schools, the Lagan Tow Path, Lady Dixon Park and local golf clubs, whilst convenient to the city centre and the M1 motorway, this property is in a prime location on a public transport route and can only be fully appreciated on internal inspection. Viewing is highly recommended.







PROPERTY COMPRISES

PORCH SUN ROOM 16' 0" x 8' 2" (4.88m x 2.49m)

ENTRANCE HALL

CLOAKROOM Wash hand basin, low flush WC, fully tiled.

LOUNGE 23' 1" x 18' 1" (7.04m x 5.51m) Attractive fireplace with tiled inset and slate hearth

FAMILY ROOM 13' 0" x 11' 1" (3.96m x 3.38m) Attractive fireplace with tiled inset and hearth.

KITCHEN 18' 0" x 11' 1" (5.49m x 3.38m) Extensive range of high and low level units, part tiled walls, tile floor, double oven, integrated fridge, integrated freezer, 1.5 stainless steel sink unit, wine rack, integrated dishwasher, wooden strip ceiling. Access to roof space which has full length storage and accessed via Slingsby ladder.

BEDROOM 12' 0" x 11' 1" (3.66m x 3.38m) Built in wardrobes.





LOWER LEVEL

HALLWAY Two stores off hallway, low voltage lighting.

BEDROOM 13' 9" x 13' 0" (4.19m x 3.96m) Walk in wardrobe, double patio doors leading out to the rear garden.

ENSUITE Fully tiled shower cubicle with Mira shower, uPVC panelled ceiling, vanity unit, low flush WC and extractor fan, fully tiled.

BEDROOM 11' 1" x 9' 1" (3.38m x 2.77m)

BEDROOM 12' 0" x 11' 1" (3.66m x 3.38m) Laminate floor, built in wardrobes.

BEDROOM 17' 0" x 10' 10" (5.18m x 3.3m) Built in wardrobes.

BATHROOM White suite comprising shower cubicle with Mira shower, low flush WC, vanity unit, mirror, fully tiled.

UTILITY ROOM 8' 0" x 5' 0" (2.44m x 1.52m) Plumbed for washing machine and built in high low level units.





OUTSIDE Superb, mature and private site. Front garden in lawns with sheltered sitting area, Entrance gates leading to driveway with parking for several cars and leading to...

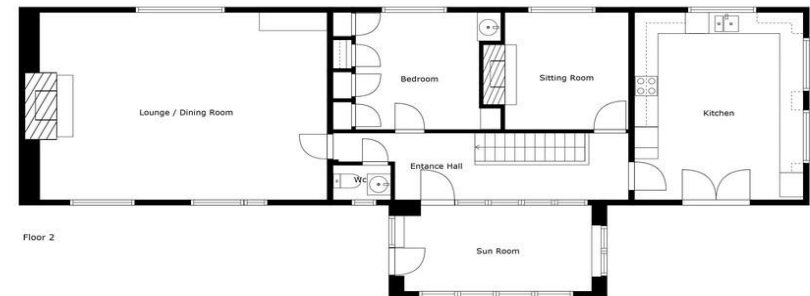
GARAGE 26' 0" x 14' 0" (7.92m x 4.27m) Garage roller door, storage light and power outside.

Private rear gardens in lawns backing on to mature trees and wooded area with large sheltered paved patio area enclosed by fencing. uPVC oil tank and hot tub.

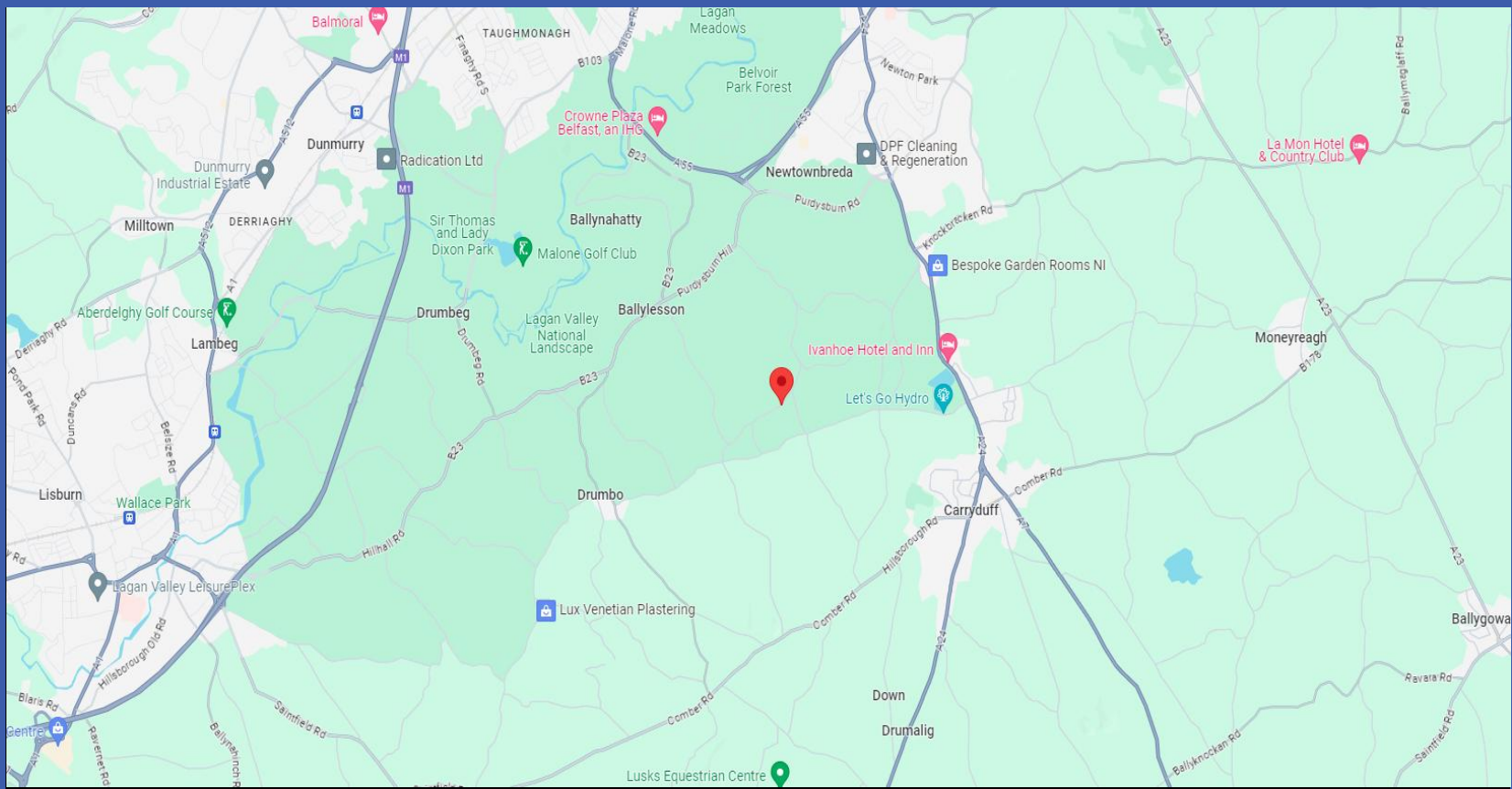








Sizes And Dimensions Are Approximate. Actual May Vary.



Directions:

From Hospital Road/Purdy sburn Hill junction turn on to Ballycoan Road and no102 is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	64 D
39-54	E		
21-38	F		
1-20	G		



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