



'Montana',
29A Hampton Park,
Ormeau,
Belfast,
BT7 3JP

Offers Over
£695,000

Viewing by
appointment with
& through agent
028 90 663030



This delightful, detached home is situated in a prestigious tree-lined park and occupies a good sized, mature site with beautiful gardens.

The property has been well cared for by the current owners and is ready for some modernisation by a new family. It offers charm and character and the opportunity to live in a highly sought after location close to many local amenities and into the City. The Sunday Times in "Best places to live 2023", heralded Hampton Park as the "best address" in Belfast.

All the city's amenities are near to hand with excellent grammar and primary schools close by, together with the café society on offer on the Ormeau Road. Forestside shopping centre and Belvoir Park Golf club are within walking distance. Easy access via Lagan Meadows Nature Reserve and a new footbridge to tennis and rowing clubs and restaurants.

Super potential and opportunity for a new family to add their own stamp.



- Detached Four Bedroom Home with Mature Surrounding Gardens in Prestigious Park
 - Spacious Entrance Hall
 - Living Room with French Doors & Feature Fireplace
 - Dining Room with Access to Rear Garden
 - Modern Fitted Kitchen and Breakfast Room
 - Separate Utility Room and Cloakroom
 - Four Well Proportioned Bedrooms
 - Bathroom and Separate wc
 - Oil Fired Central Heating / Double Glazed Windows
 - Driveway Parking for Several Cars and Detached Garage
- Good Sized Surrounding Gardens in Lawns with Beds in Shrubs, Trees and Bushes

The Property Comprises:

Ground Floor

ENTRANCE PORCH: With ceramic tiled floor.

ENTRANCE HALL: Utility cupboard under stairs.



LIVING ROOM: 27' 6" x 13' 0" (8.38m x 3.96m) (at widest points). With marble and copper feature fireplace , coal-effect Phoenix Gas fire, cornice ceiling. Double French doors to patio and secluded back garden.



DINING ROOM: 23' 8" x 12' 0" (7.21m x 3.66m) (at widest points). Cornice ceiling . Door to patio and outdoor dining and BBQ areas.



BREAKFAST ROOM: 13' 0" x 9' 0" (3.96m x 2.74m) Feature corner fireplace with coal-effect Phoenix gas fire. Arched display recess.



KITCHEN: 15' 4" x 8' 3" (4.67m x 2.51m) Range of high and low level units incorporating dishwasher and fridge, wood effect work surfaces, single drainer stainless steel sink unit, integrated Indesit hob, Bosch oven, extractor fan above, part tiled walls, ceramic tiled floor.



Door to . . .

UTILITY & LAUNDRY ROOM: Units, work surfaces, stainless steel sink with double drainer, plumbed for washing machine, part tiled walls, boiler house with oil fired boiler.

CLOAKROOM: Low flush wc.

BOILER ROOM: Oil fired central heating Trianco boiler.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower with electric shower unit, heated towel rail.



First Floor Return

HALF LANDING:

BEDROOM (4): 15' 10" x 8' 6" (4.83m x 2.59m) Cornice ceiling. Ensuite W.C. and vanity unit with wash hand basin.



First Floor

MAIN LANDING: Double doors to balcony.

BEDROOM (1): 14' 8" x 13' 10" (4.47m x 4.22m) Cornice ceiling, pedestal wash hand basin with tiled splashback.



BEDROOM (2): 9' 6" x 9' 1" (2.9m x 2.77m) Cornice ceiling, fitted units.



BEDROOM (3): 11' 8" x 7' 8" (3.56m x 2.34m) Cornice ceiling.



BATHROOM: White suite comprising panelled bath with shower over, part tiled walls, hotpress with Willis type immersion heater.

SEPARATE WC: Low flush wc, fully tiled walls.



Outside

REAR GARDEN: Delightful, colourful mature garden with flower-beds, shrubs and trees.

PAVOIR RED BRICK PATIO adjoins house with BBQ and dining areas.

DOUBLE GARAGE: 18' 6" x 15' 10" (5.64m x 4.83m) Automatic door.

LAWN leading via rose archway to South facing flagged patio area.

FRONT GARDEN: Lawn with trees, shrubs and flower beds. Well screened and private.

Parking area for a number of cars.



Telephone 028 9066 3030

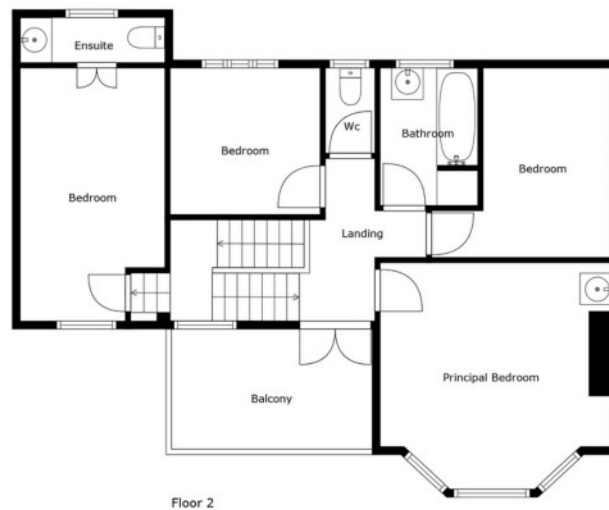
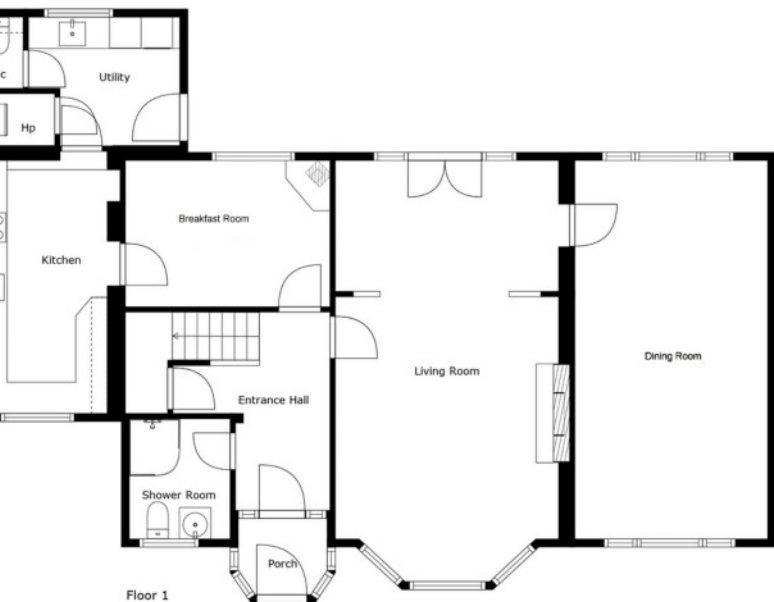
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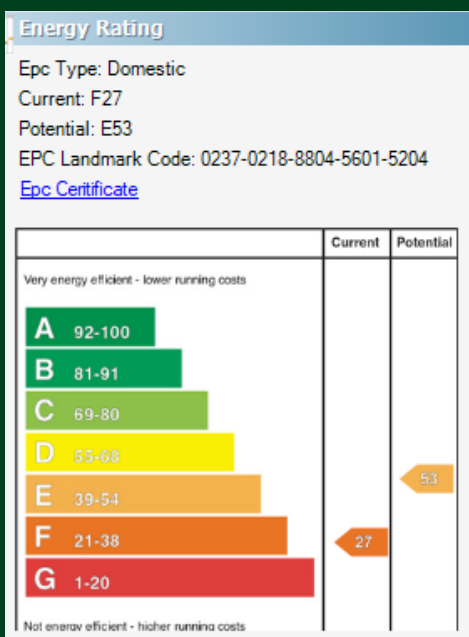


Location:

Ormeau Road heading out of town at junction at Annadale Avenue, take next right hand side,
Take next on right hand side into Hampton Park.



Sizes And Dimensions Are Approximate. Actual May Vary.



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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