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Cowley

15 Hewitt Parade

Ballyhackamore, BT5 6JT

Price: OA £235,000



15 Hewitt Parade, Ballyhackamore

Stunning semi detached villa extended to rear and south facing garden.

- Attractive entrance hall with feature leaded light windows around door
- Spacious through lounge and dining area with bay window, feature panelling and PVC French doors
- Extended luxury shaker style kitchen with range of integrated appliances
- Feature breakfast area with built in bench seating
- 3 Bright bedrooms
- 3rd bedroom incorporated built in open plan robes, shelving and drawers
- Deluxe bathroom incorporating spacious shower cubicle
- PVC double glazed windows
- Gas fired central heating
- Mature south facing garden with mature planting incorporating raised decked area and patio

This stunning semi detached villa has been extended to the rear and boasts a beautiful south facing garden. As you enter the property, you are greeted by an attractive entrance hall with feature leaded light windows around the door. The spacious through lounge and dining area is perfect for entertaining and features a bay window, feature panelling and PVC French doors. The extended luxury shaker style kitchen is a real highlight of the property and comes complete with a range of integrated appliances. The feature breakfast area with built in bench seating is the perfect spot to enjoy your morning coffee.

There are three bright bedrooms in the property, with the third bedroom incorporating built in open plan robes, shelving and drawers. The deluxe bathroom incorporates a spacious shower cubicle and is finished to a high standard. The property benefits from PVC double glazed windows, gas fired central heating, a new roof and a repointed chimney.

The mature south facing garden is a real oasis and features mature planting, a raised decked area and a patio. This exceptional semi detached villa is located in the heart of Ballyhackamore and enjoys close proximity to restaurants and pubs. The owner has created a beautiful modern home, yet retaining its character and charm. This is a truly deceptive space which can only be fully appreciated by internal inspection.

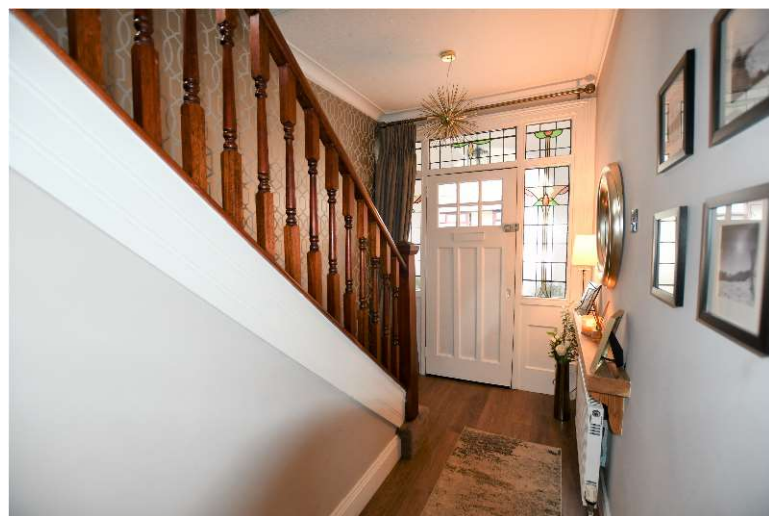
OPEN ENTRANCE PORCH:

Leaded light window.



ENTRANCE HALL:

Storage under stairs, gas boiler. Laminate floor, cornice ceiling.



THROUGH LOUNGE:

26'0" x 12'0" bay window, feature cornice ceiling and wall panelling, feature fireplace, laminate floor, PVC French doors to decking.



EXTENDED LUXURY
SHAKER STYLE KITCHEN:

18'7" x 10'2" white sink, mixer taps, superb range of fitted high and low level units, built in oven and gas hob, extractor hood, mirror splash back, integrated dish washer, integrated washing machine, integrated fridge freezer, larder cupboard, under strip lighting, low voltage lighting, feature breakfast area with bespoke bench seating, feature flooring, PVC rear door.



FIRST FLOOR

BEDROOM 1:

11'2" x 10'7" picture rail.



BEDROOM 2:

11'0" x 10'7" picture rail.



BEDROOM 3:

7'6" x 7'3" superb range of built in open shelving robes and drawers.



DELUXE BATHROOM:

Spacious shower cubicle, thermostatically controlled shower, vanity unit, mirror, low flush w.c., panelled bath, heated towel rail, part tiled walls, tiled floor, low voltage lighting.



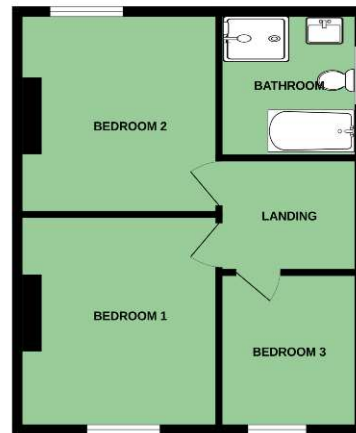
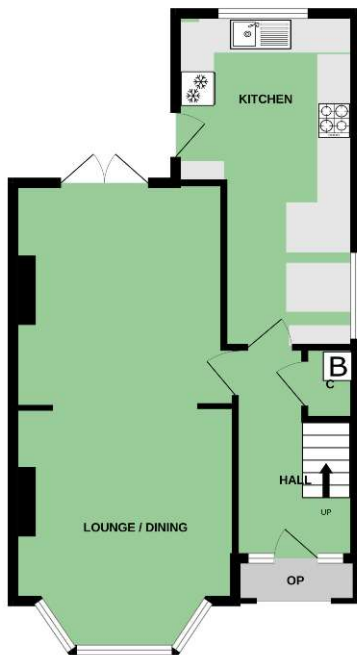
OUTSIDE:

Garden area to front and side area. Mature secluded south facing garden to rear incorporating raised decked area, patio and mature planting. Outside water tap and outside light.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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