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**64 Ballyhanwood Road**

Belfast  
BT5 7SW

**Offers Over £545,000**

## 64 BALLYHANWOOD ROAD, BELFAST, BT5 7SW

- Beautifully Presented Detached Family Home, Located On The Popular Ballyhanwood Road
- Bright & Spacious Accommodation Throughout
- Four Well Proportioned Bedrooms, Principal Bedroom With Walk-in Dressing Room & En-Suite Bathroom
- Modern Fitted Kitchen, Open To The Dining Area & Sun Room
- Spacious Family Room & Mezzanine/Study
- Two White Suite Shower Rooms
- Oil Fired Central Heating & uPVC & Hardwood Double Glazing
- Ample Driveway To Front, Leading To Outdoor Storage & Garage
- Extensive Side & Rear Gardens, With Mature Planting, Shrubs & Hedging
- Popular & Sought After Residential Location, Close To Belfast City



### Property Description

Fetherstons Estate Agents are delighted to bring to the market, 64 Ballyhanwood Road, East Belfast. This impressive home has great attention to detail and no expense spared, offering a clever layout with an abundance of both bedroom and reception space for the growing family. Situated just off the popular Ballyhanwood Road, this delightful home is sure to appeal to a wide range of purchasers with its sense of country living, but also positioned within East Belfast.

This unique property enjoys well-proportioned accommodation throughout. The accommodation is both bright and versatile to suit the needs of a range of purchasers. Undoubtedly the heart of the home, is the modern, bespoke fully fitted kitchen with an excellent range of integrated appliances, open to the dining area with access to the sunroom with delightful views over rolling countryside and the extensive gardens. Furthermore, there is a separate spacious living room with marble open feature fireplace along with the mezzanine/study. There are four spacious double bedrooms throughout, with the principal bedroom benefitting from a walk-in dressing room en-suite bathroom, in addition there are two white suite shower rooms. This property provides a most comfortable and welcoming living space, ideally suited to those who enjoy entertaining. Further benefits include, separate utility room, oil fired central heating & uPVC & hardwood double glazed windows throughout.

Externally there is an ample driveway, leading to the loose stone pebbled area with detached garage and outbuilding. The rear gardens are laid in lawn with mature planting and shrubs, with access to the side gardens, and PVC raised decking, ideal for outdoor entertaining.

This quiet yet convenient location provides ease of access to both Ballyhackamore and Belmont villages, with their wide range of well-regarded shops, cafes and restaurants. Rarely do properties of this quality present themselves to the open market and we highly recommend an internal inspection to appreciate all this property has to offer.



### Property Comprises

uPVC front door with glass inset, leading through to spacious reception.

### SPACIOUS RECEPTION HALL

Partly tiled flooring, storage cupboard with hanging rail, additional storage cupboard with electric box, access to shower room, access door to outside.

### SHOWER ROOM

White suite comprising of low flush WC, vanity unit with wash hand basin and mixer tap, walk-in electric Mira Sport shower unit, fully tiled walls, tiled flooring, recessed spotlighting, extractor fan, vertical heated towel rail.

### KITCHEN / DINING AREA 24' 2" x 19' 10" (7.37m x 6.05m)

Fantastic range of gloss high and low level units, laminate work surface with stainless steel sink unit and drainer, 1.5 tub with mixer tap and instant hot water Quooker tap. integrated fridge freezer, integrated dishwasher, integrated double oven with plate warmer, four ring hob with stainless steel extractor fan above, integrated dishwasher, integrated television, breakfast bar for casual dining, tiled flooring, open to dining area with fantastic views over rolling countryside, access to utility room and sun room.









**SUN ROOM 14' 1" x 11' 5" (4.29m x 3.48m)**

Aspect to side and rear, wooden tongue and groove ceiling, access door to decking area.

**UTILITY ROOM 13' 7" x 7' 8" (4.14m x 2.34m)**

Range of high and low level units, laminate work surface with stainless steel sink unit and drainer, 1.5 tub with hot and cold tap. Plumbed for washing machine, oil boiler, hot press with lagged copper cylinder tank, tiled flooring, partly tiled walls, extractor fan, hardwood door with access to outside.





**PRINCIPAL BEDROOM 13' 10" x 12' 5" (4.22m x 3.78m)**

Outlook to side, access to walk in dressing room and en-suite.

**ENSUITE BATHROOM**

White suite comprising of low flush WC, vanity unit with wash hand basin and mixer tap, standalone bath with hot and cold tap, tiled flooring, partly tiled walls, recessed spotlighting, extractor fan.



**BEDROOM THREE 12' 1" x 9' 10" (3.68m x 3m)**

Excellent range of built-in sliding wardrobes, cornice ceiling, outlook to front.

**FAMILY ROOM 15' 3" x 14' 6" (4.65m x 4.42m)**

Cornice ceiling, picture rail, open feature fireplace with marble hearth and inset with wooden surround, dual aspect to front and side with fantastic views over rolling countryside and towards Stormont.

**BEDROOM FOUR 12' 2" x 9' 10" (3.71m x 3m)**

Fantastic range built-in sliding wardrobes, cornice ceiling, outlook to front with fantastic views of rolling countryside.





### STAIRS

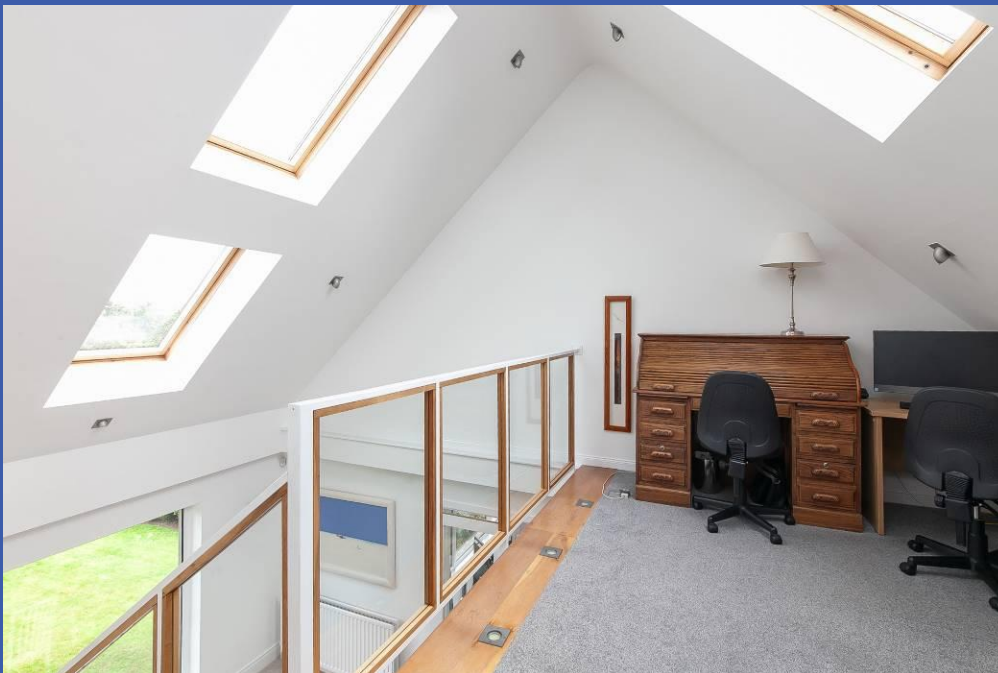
Leading to mezzanine.

### MEZZANINE

Velux window, recessed spotlighting, storage cupboard, access to shower room.

### BEDROOM TWO 20' 6" x 13' 9" (6.25m x 4.19m)

Recessed spotlighting, velux windows, fantastic views of rolling countryside.





### **SHOWER ROOM**

White suite comprising of low flush WC, pedestal wash hand basin with mixer and tiled splash back, walk-in Mira Sport shower unit, panelled walls, vinyl flooring, velux window, extractor fan, eaves storage, vertical heated towel rail.

### **OUTSIDE**

Front gardens laid in lawn with mature shrubs, planting and hedging, ample tarmacked driveway leading to loose stoned area with access to detached garage and storage unit. Side gardens laid in lawn with mature shrubs and planting, PVC green oil tank. Rear gardens with PVC decking, paved pathway leading to outbuildings, further rear gardens laid in lawn with mature planting.

### **OUTBUILDING / STORAGE 19' 8" x 17' 10" (5.99m x 5.44m)**

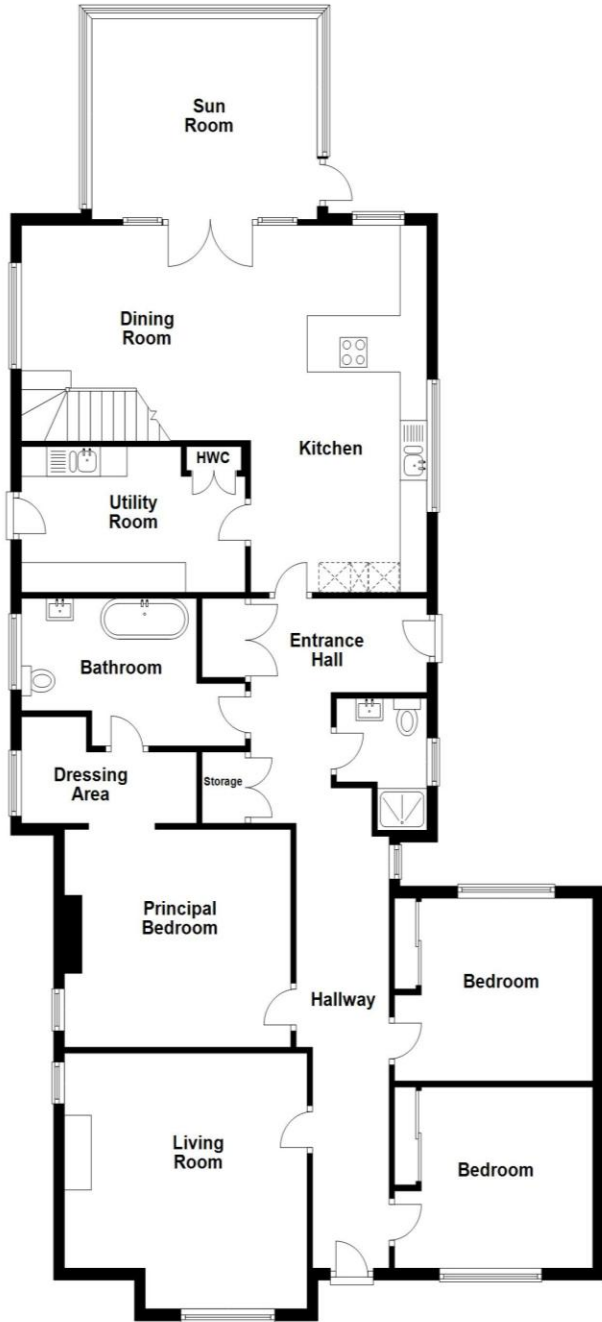
Light and power.

### **GARAGE 20' 7" x 17' 2" (6.27m x 5.23m)**

Light and power, roller up and over door.



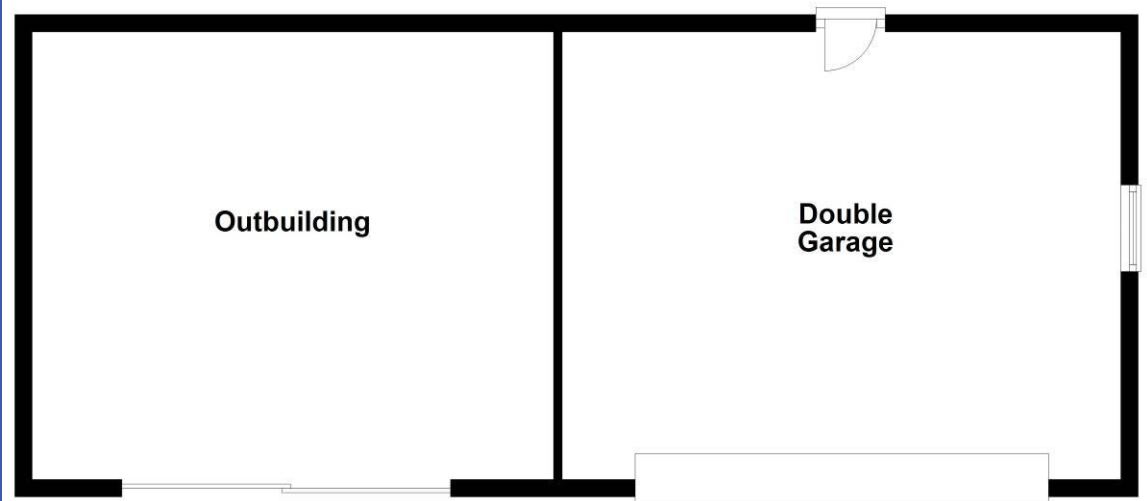
Ground Floor

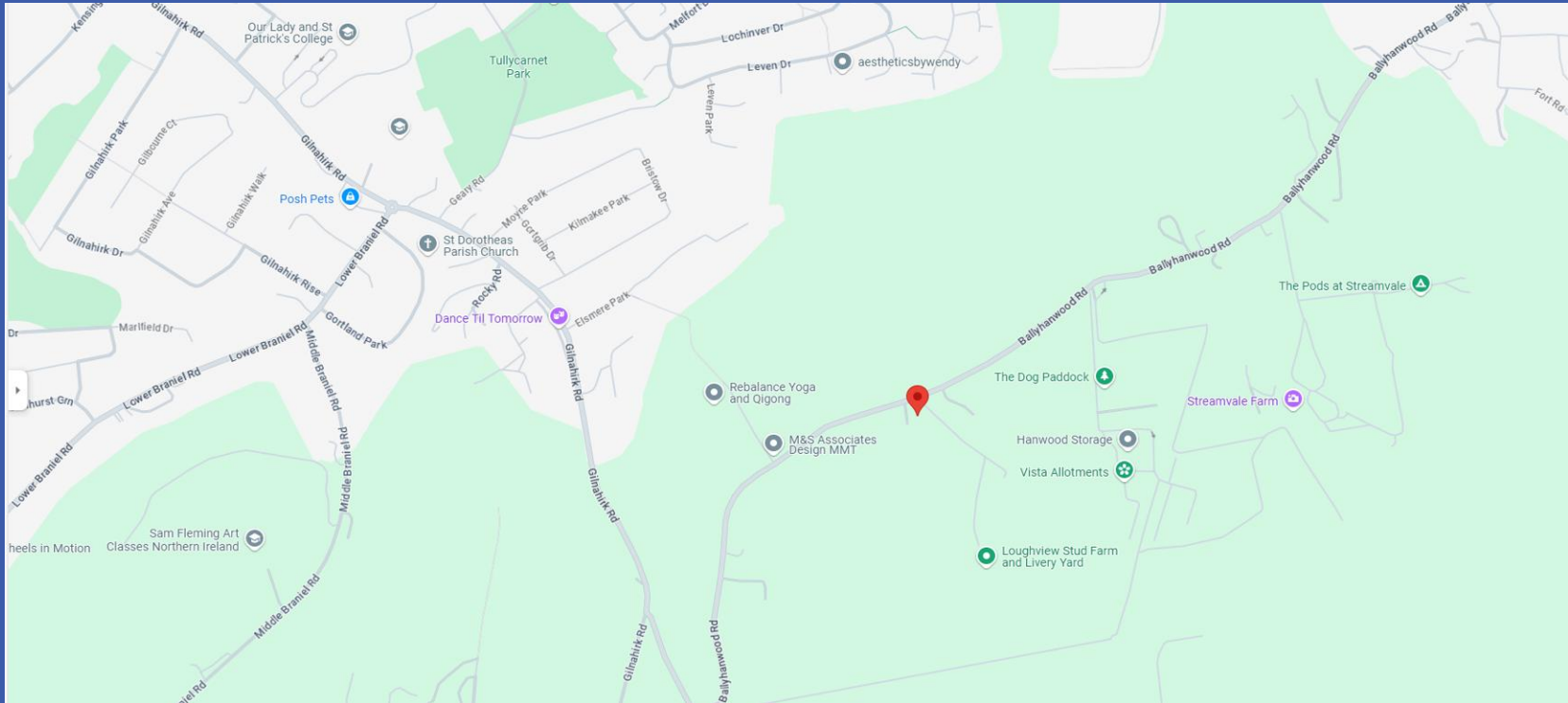


First Floor



Ballyhanwood Outbuildings





**Directions:**

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	62 D
39-54	E		
21-38	F		
1-20	G		



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