



# 42 ORMISTON CRESCENT

Belfast, BT4 3JQ

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*Offers around* **£450,000**



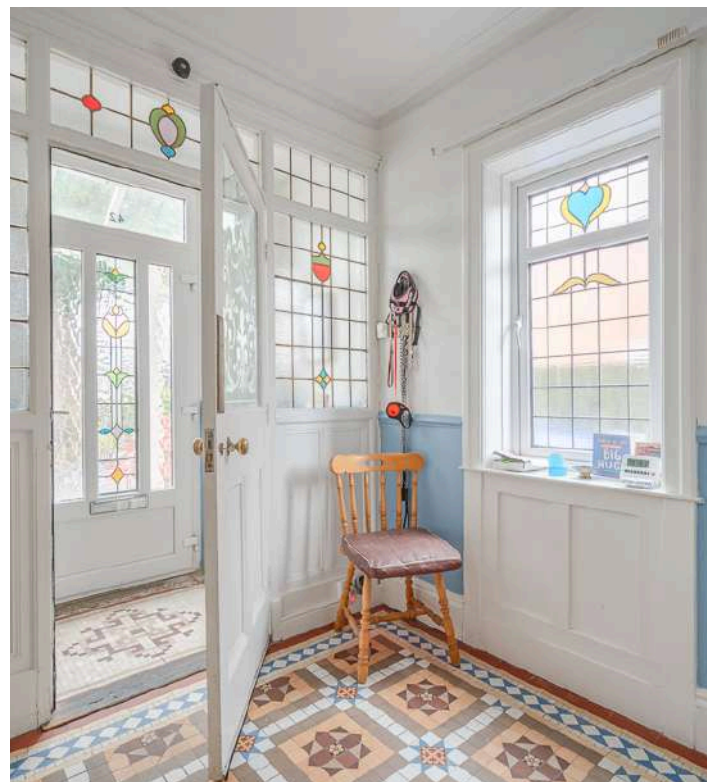
DETACHED WITH ANNEX | 4 🏠 | 2 🚿 | 3 📺

This charming period style detached home in the desirable Ballyhackamore area of East Belfast, offers a rare opportunity to own a property full of character and potential

Internally the property boasts adaptable accommodation on the ground floor, with two generous reception rooms in the original part of the home and a modern fitted kitchen, additional reception room, bedroom and wet room in the extension/annex. Discover the versatility of this annex extension, perfect for multigenerational living, guest accommodation, or alternative adaptation to suit the next owner. Upstairs in the original part of the house are three bedrooms, and a bathroom with separate WC.

Outside there is a driveway for off street parking, courtyard area off kitchen and annex, ideal for outside entertaining or relaxation, and a private garden to rear in lawn. The property further benefits from gas central heating and Pvc double glazing.

With ease of access to Ballyhackamore's local shops, cafes and excellent schools, as well as great transport links to the city centre, this property offers the perfect balance of suburban tranquillity and urban accessibility. Ideal for families and professionals, this East Belfast gem is ready to welcome you home.





## KEY FEATURES

- Attractive Detached Period Home.
- Highly Sought After Location, Within Walking Distance to Ballyhackamore and Belmont Villages
- Within the Catchment Area to a Range of Local Leading Primary and Post Primary Schools
- Entrance Porch with Coats Area and Tiled Floor
- Spacious Entrance Hall with Feature Tiled Floor
- Separate Lounge with Bay Window and Feature Open Fireplace
- Generous Sized Dining Room With Dual Aspect Windows
- Modern Fitted Kitchen with Range of Units
- Three Bedrooms in the Original Section of the Home
- Fitted Bathroom with White Suite and Separate WC
- Extension/Annex with Additional Reception Room, Bedroom and Wet room.
- Private Courtyard Area for Relaxation
- Gated Driveway for Off Street Parking
- Enclosed Private Rear Garden in Lawn
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Number of Works Carried Out Over the Years Including New DPC in 2018, New Roof in 2007, New Boiler in 2022 and Electrical Upgrades in 2012.



## ROOM DETAILS

### *Ground Floor*

- Entrance Porch
- Entrance Hall
- Lounge  
14'9" x 12'7"
- Dining Room  
20'1" x 11'3"
- Kitchen  
18'3" x 11'9"
- Living Room  
20'1" x 10'5"
- Bedroom Four  
11'9" x 8'1"
- Wet Room

### *First Floor*

- Landing
- Bedroom One  
12'9" x 12'7"
- Bedroom Two  
11'3" x 10'11"
- Bedroom Three  
11'3" x 9'2"
- Bathroom
- Separate WC
- Attic Room

### *Outside*

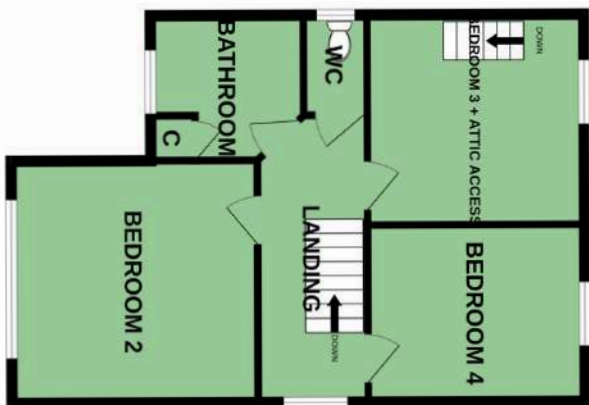
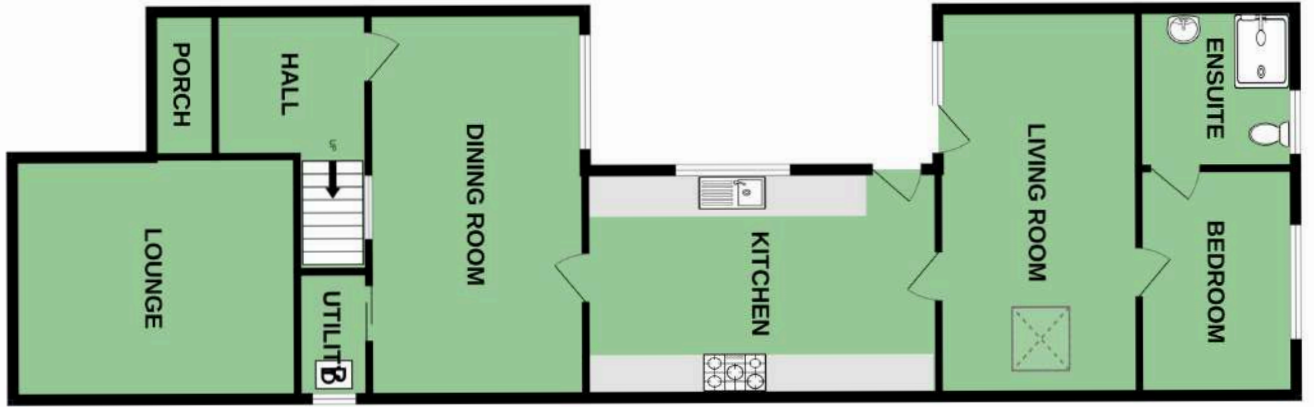
- Driveway to Front and Side
- Gated Access to Side Paved Courtyard
- Private Rear Garden Laid in Lawns







## FLOOR PLANS



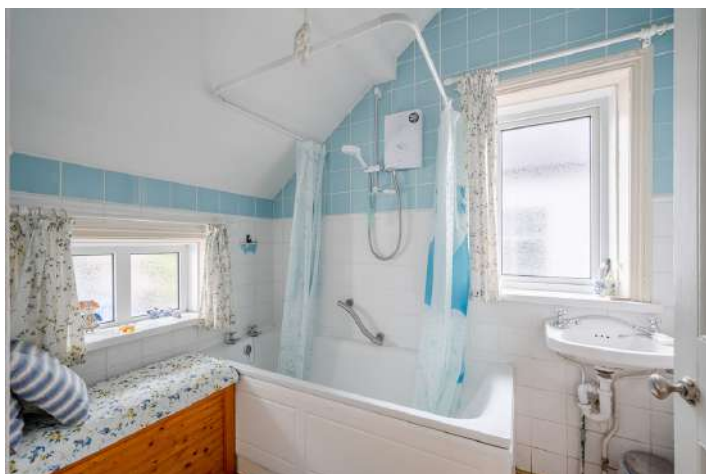




## DIRECTIONS

*Travelling along the Upper Newtownards Road in the direction of Ballyhackamore, turn right on to Ormiston Crescent. No 42 is located on the left-hand side.*





## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54	66	69
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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