



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	45
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

155 Upper Newtownards Road,
Belfast,
County Antrim, BT4

Offers Over: £400,000

 **Reeds Rains**

reedsrains.co.uk

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Offers Over: £400,000

EPC Rating: E

This charming period semi-detached home is positioned within walking distance to the heart of Ballyhackamore Village.

Set back from the Upper Newtownards Road, this attractive double fronted property offers a wealth of versatile and adaptable accommodation throughout.

Externally offers ample driveway car parking, detached garage and a large private garden area to rear, perfect for children at play / outdoor entertaining.

The many delights within Ballyhackamore & Belmont Villages are both within walking distance whilst Belfast City Centre and the surrounding towns are easily accessible for the daily commuter.

Furthermore this prime residential address falls within the catchment area to a superb selection of schooling for all ages.

This is a rare and fantastic opportunity to acquire a substantial period home within such a highly sought after residential location.

Solid Wooden Double Doors To...

Entrance Porch

Original tiled flooring. Double doors to...

Welcoming Entrance Hall

Cornice work. Under stairs storage. Walk in cloak cupboard / downstairs low flush w/c. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

Lounge

18'1" / 12'4" (5.5m / 3.76m)

Into bay window. Original fireplace with open fire and marble surround. Engineered oak

wooden flooring.

Family Room

11'8" / 11'4" (3.56m / 3.45m)

Office

7'4" / 6'8" (2.24m / 2.03m)

Dining Room

16'2" / 12'5" (4.93m / 3.78m)

Into square bay. Original fireplace. Laminated wooden flooring.

Snug

12 / 11'8" (12 / 3.56m)

Wall mounted electric fireplace. uPVC sliding door to enclosed rear garden.

Modern Fitted Kitchen

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At widest points. One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with stainless steel door furniture, wood effect work surfaces and up stand. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for dishwasher. Space for fridge / freezer. uPVC door to enclosed rear garden.

Utility Room

7'5" / 5'4" (2.26m / 1.63m)

Range of high and low level units with wood effect work surfaces and stainless steel door furniture. Plumbed for washing machine. Space for tumble dryer.

First Floor

Bedroom One

18 / 12'5" (18 / 3.78m)

Into bay window.

Bedroom Two

13'8" / 12'5" (4.17m / 3.78m)

Bedroom Three

11'7" / 10'8" (3.53m / 3.25m)

Built in wardrobe with shelving. Build in double wardrobe with shelving.

Bedroom Four

11'8" / 11'3" (3.56m / 3.43m)

Bedroom Five

18'2" / 14'6" (5.54m / 4.42m)

At widest points. Large walk in wardrobe.

En-Suite Shower Room

Comprising PVC panelled shower cubicle with electric shower unit. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Extractor fan.

White Family Bathroom Suite

Comprising panelled bath with chrome dual

mixer tap and telephone hand shower. PVC panelled corner shower cubicle with electric shower unit. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Extractor fan.

Storage Room

Hot press with lagged copper cylinder and storage above. Built in storage with shelving.

Outside

Well tended garden to front in lawn and shrubbery. Ample driveway car parking for several cars. Side access. Large enclosed private garden to rear bordered by fencing and hedging in lawn, mature trees, shrubbery and paved patio area. Outside tap / light. uPVC oil tank. Boiler house with oil fired boiler.

Detached Garage

21'2" / 10'3" (6.45m / 3.12m)

With up & over door.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau

For full EPC please contact the branch.