



Oozing charm and character, this handsome detached family residence combines beautifully maintained period features with modern comfort. Extending to circa 2,400 sqft, the accommodation includes two elegant, formal reception rooms, kitchen with access to breakfast room and sunroom, and four double bedrooms.

Occupying a private, elevated site No 140 benefits from a sweeping driveway leading to generous parking area and detached garage. To the rear there is a private garden in lawn with garden room.

Within walking distance is Ballyhackamore Village and its array of restaurants and independent shops, the Comber Greenway and leading local schools. Only a 10 minute drive away is Belfast City Centre and George Best City Airport, making it the ideal proposition for commuters.

Offers Over  
£525,000

140 Sandown Road,  
BELFAST,  
BT5 6GX

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Elegant detached family residence occupying private, elevated site
- Drawing room with feature fireplace
- Dining Room with bay window and feature fireplace
- Kitchen with casual dining area
- Breakfast room with access through to sunroom
- Four double bedrooms, principal with feature fireplace
- Bathroom with white suite and separate shower cubicle
- Ground floor WC/Cloaks area
- Majority double glazing/Oil fired central heating (new boiler 2021)
- Generous pebbled parking area to front, leading to
- Private rear garden in lawn with raised decked seating area
- Detached garage/Garden room
- Many original period features, including bell cabinet and wall panelling
- Within walking distance of Ballyhackamore Village, the Comber Greenway and leading schools

The Property Comprises:

## Ground Floor

COVERED ENTRANCE PORCH: Tiled floor, wooden front door to:

ENTRANCE PORCH: Cornice ceiling, wood panelled walls, tiled floor, glass door to:

ENTRANCE HALL: Wood panelled walls, cornice ceiling, wooden floor. Under stairs storage cupboard.



DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin, tiled floor, wood panelled walls.

DRAWING ROOM: 14' 11" x 14' 11" (4.55m x 4.55m) Cornice ceiling, picture rail, wooden floor, feature fireplace with tiled inset and hearth.



DINING ROOM: 18' 9" x 13' 10" (5.72m x 4.22m) (into bay). Cornice ceiling, picture rail, wooden floor, feature fireplace with tiled inset.



KITCHEN: 16' 3" x 9' 7" (4.95m x 2.92m) Fitted kitchen with range of high and low level units, four ring electric hob, electric under bench oven, extractor canopy. Stainless steel one and a half bowl sink single drainer sink unit, original glass display cabinet, tiled work surfaces, part tiled walls, tiled floor. Plumbed for American style fridge/freezer.



BREAKFAST ROOM: 13' 2" x 8' 5" (4.01m x 2.57m) Storage cupboard, uPVC glazed double doors to rear. Laminate wood effect floor, recessed spotlights, open to:

SUN ROOM: 9' 11" x 9' 10" (3.02m x 3m) Laminate wood effect floor.



First Floor

LANDING: Feature stained glass window, cornice ceiling.



BEDROOM (1): 15' 2" x 14' 11" (4.62m x 4.55m) Feature cast iron fireplace, cornice ceiling, picture rail.



BEDROOM (2): 11' 10" x 9' 6" (3.61m x 2.9m) Cornice ceiling, picture rail.

BEDROOM (3): 14' 0" x 8' 0" (4.27m x 2.44m) Cornice ceiling, picture rail.



BATHROOM: White suite comprising free-standing roll top bath, vanity sink unit, low flush wc, fully tiled shower cubicle, part tiled walls, tiled floor, recessed spotlights.



Stairs to:

Second Floor

LANDING: Storage in eaves.

BEDROOM (4): 18' 9" x 11' 3" (5.72m x 3.43m) Velux windows, recessed spotlights.



## Outside

FRONT: Sweeping driveway leading to generous pebbled parking area, mature trees and garden in lawn.

REAR GARDEN: Laid in lawn, patio seating area, uPVC oil tank, raised timber decking.

GARAGE: Up and over door, light and power.

GARDEN ROOM: 10' 8" x 10' 8" (3.25m x 3.25m) uPVC double doors to garden.





140 Sandown Road, Belfast

**Location:**

From Ballyhackamore Village, at the lights turn onto Sandown Road. No 140 is located on the left shortly before you reach the Knock Road junction.

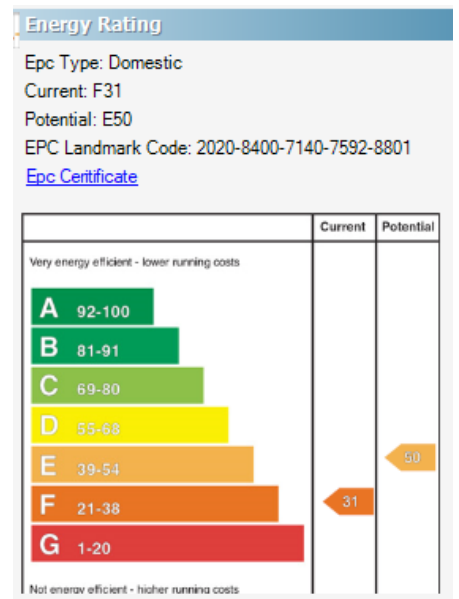
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