

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



16 HOLLAND PARK, BELFAST, BT5 6HB

OFFERS OVER £475,000

Sixteen Holland Park offers an opportunity to purchase a stunning five bedroom, two reception luxury semi-detached home within a private residential development, located off the Upper Newtownards Road, Sandown Road and a two minute walk into Ballyhackamore.

The accommodation is beautifully presented, spreading over three floors and built to a high specification, further enhanced by the current owners.

The location provides superb access to Belfast City Centre by road or the Glider Bus System, and Ballyhackamore with an excellent range of shops and restaurants. Additionally, located in the catchment area of many of Belfast's prominent schools.

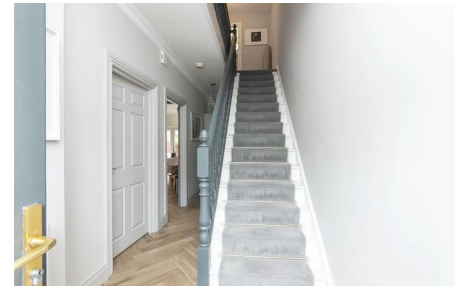
Excellent attention to detail throughout, offering bright and spacious accommodation with high ceilings and quality flooring, magnificent entrance hallway with wooden style tiled flooring, two reception rooms, one opening to a spacious modern kitchen with a range of built in appliances and a hand built dresser unit with extra storage. The first floor offers a master bedroom with ensuite shower room, two more bedrooms, one ideal for a home study or dressing room, and a luxury family bathroom with partly tiled walls and fully tiled flooring. The second floor offers more bright and spacious accommodation and features two further bedrooms with a "Jack & Jill" ensuite, plus additional storage.

Approached through gates into this exclusive development, the property offers a fantastic town garden, ideal for entertaining, and two parking spaces. This property can only be appreciated fully upon an internal inspection.



Key Features

- Stunning Semi Detached Home In Leafy Residential Location
- Two Good Sized Reception Rooms With Herringbone Tiled Flooring
- Luxury Fitted Kitchen With Range Of Appliances And Breakfast Area
- Town Garden To Front And Rear, And Parking Space For Two Cars
- Three Beautifully Presented Floors Of Accommodation
- Five Bedrooms, Master With Ensuite and Jack & Jill Ensuite on Top Floor
- Gas Fired Central Heating And uPVC Double Glazed Windows Throughout
- Convenient Location Close To Many Local Amenities In Ballyhackamore



Accommodation Comprises

Reception Hall

Wood effect herringbone style tiled floor. Storage under stairs.

Cloakroom With WC

Low flush WC, vanity unit, part tiled walls.

Lounge

16'4 x 12'0

(into bay) Attractive Sandstone fireplace and hearth with living flame gas fire. Wood effect herringbone style tiled floor. Cornicing to ceiling.

Living Room

12'0 x 10'0

Wood effect herringbone style tiled floor. Open to:

Kitchen

18'9 x 10'4

Excellent range of luxury high and low level units, stainless steel sink unit, stainless steel range cooker, integrated fridge/freezer and dishwasher, plumbing for washing machine, feature dresser unit with integrated freezer and separate fridge, display cabinets, built-in larder, cornicing to ceiling, recessed spotlighting. Gas boiler. PVC doors to rear.

First Floor

Master Bedroom

14'5 x 11'9

(into bay) Cornicing to ceiling. Built-in walk-in wardrobe.

En-Suite

Comprising shower cubicle, vanity unit and low flush WC. Part tiled walls, fully tiled floor. Towel rail. Recessed spotlighting.

Bedroom 2

12'2 x 10'2

Bedroom 3

8'8 x 8'3

Bathroom

Luxury white suite comprising Duravit panelled bath with handheld shower over, vanity unit and low flush WC. Part tiled walls, fully tiled floor. Recessed spotlighting.

Second Floor

Landing

Storage cupboard.

Bedroom 4

14'3 x 11'9

Jack & Jill En-Suite

Comprising shower cubicle, vanity unit and low flush WC. Part tiled walls, fully tiled floor.

Bedroom 5

11'9 x 9'2

Outside

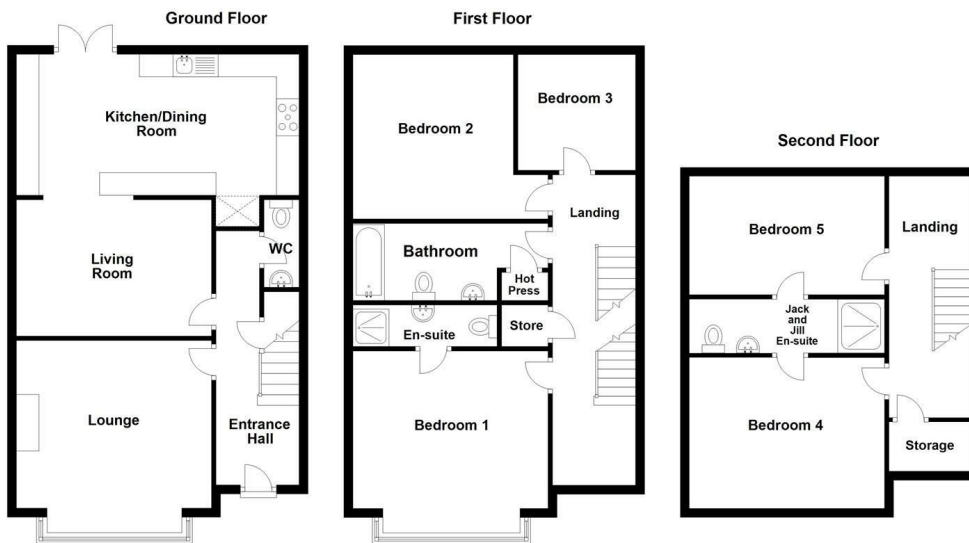
Approached through entrance gates, patio garden to front, private patio garden to rear with outside lighting and space for two cars.











Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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