



Tucked away off the Ballycoan Road, this deceptive, detached home occupies a generous extremely private and secluded site with a superb woodland/ glen view to the rear, whilst offering convenience to a host of amenities in the surrounding area.

The property offers well proportioned accommodation which is beautifully presented by the current owner and recently redecorated. It comprises; two reception rooms, modern fitted kitchen with integrated appliances open plan to dining room, bedroom five and cloakroom wc. On the lower level there is a spacious hall with excellent storage cupboards, four well proportioned bedrooms, one with ensuite shower room, modern family bathroom and utility room.

The property benefits from oil heating and double glazed windows and is ready for any new home to move in and enjoy as it has been recently updated.

Situated within easy reach of leading schools, the Lagan Tow Path, Lady Dixon Park and local golf clubs, whilst convenient to the city centre and the M1 motorway, this property is in a prime location on a public transport route.

Always a sought after location and whilst enjoying the best of both worlds with its semi rural yet convenient setting this fine home will appeal to a wide range of buyers with early viewing essential to appreciate all it has to offer and the unique offering of the woodland/glen.

Offers Over
£445,000

102 Ballycoan Road,
BELFAST,
BT8 8LP

Viewing by
appointment
through agent
028 9066 3030



- A Unique Opportunity to Purchase a Five Bedroom Home with its Own Woodland/Glen to the Rear
- Entrance Conservatory
- Entrance Hall with Cloakroom/wc
- Spacious Lounge with Feature Fireplace
- Modern Fitted Kitchen with Integrated Appliances Open Plan to Dining Room and Access to the Front
- Sitting Room
- Bedroom Five on the First Floor
- Four Well Proportioned Bedrooms on the Lower Level, Principal Bedroom with Ensuite Shower Room
- Modern Family Bathroom
- Utility Room
- Oil Fired Central Heating / Double Glazed Windows
- Generous surrounding Gardens with Lawns, Extensive Patio Areas to the Front and Rear, Flower Beds, Fencing and Hedging
- Excellent Parking Area Accessed Via Gates and Detached Garage
- Superb Semi-Rural Setting yet Offering Convenience to a Host of Amenities, Easy Access into Belfast and Lisburn City Centres

The Property Comprises:

Ground Floor

SUN PORCH: 16' 0" x 8' 2" (4.88m x 2.49m)

ENTRANCE HALL:



CLOAKROOM: Wash hand basin, low flush wc, fully tiled walls

LOUNGE/DINING ROOM: 23' 1" x 18' 1" (7.04m x 5.51m) Attractive fireplace with tiled inset and slate hearth.



FAMILY ROOM: 13' 0" x 11' 1" (3.96m x 3.38m) Attractive fireplace with tiled inset and hearth.



MODERN FITTED KITCHEN: 18' 0" x 11' 1" (5.49m x 3.38m) Extensive range of high and low level units, part tiled walls, lino floor, Diplomat double oven, integrated fridge, integrated freezer, one and a half bowl stainless steel sink unit, wine rack, integrated dishwasher, mahogany effect uPVC doors to front. Access to roofspace which has full length storage and accessed via Slingsby ladder.



BEDROOM (5): 12' 0" x 11' 1" (3.66m x 3.38m) Built-in wardrobes.



Lower Level

HALLWAY: Two stores off hallway, low voltage lighting, ceramic tiled floor.

PRINCIPAL BEDROOM: 13' 9" x 13' 0" (4.19m x 3.96m) Walk in wardrobe, double patio doors leading out to the rear garden.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Mira shower, uPVC panelled ceiling, vanity unit, low flush wc and extractor fan, fully tiled.



BEDROOM (4): 11' 1" x 9' 1" (3.38m x 2.77m)

BEDROOM (3): 12' 0" x 11' 1" (3.66m x 3.38m) Laminate floor, built-in wardrobes.



BEDROOM (2): 17' 0" x 10' 10" (5.18m x 3.3m) Built-in wardrobes.

BATHROOM: White suite comprising shower cubicle with Mira shower, low flush wc, vanity unit, mirror, fully tiled.



UTILITY ROOM: 8' 0" x 5' 0" (2.44m x 1.52m) Plumbed for washing machine and built-in high and low level units.

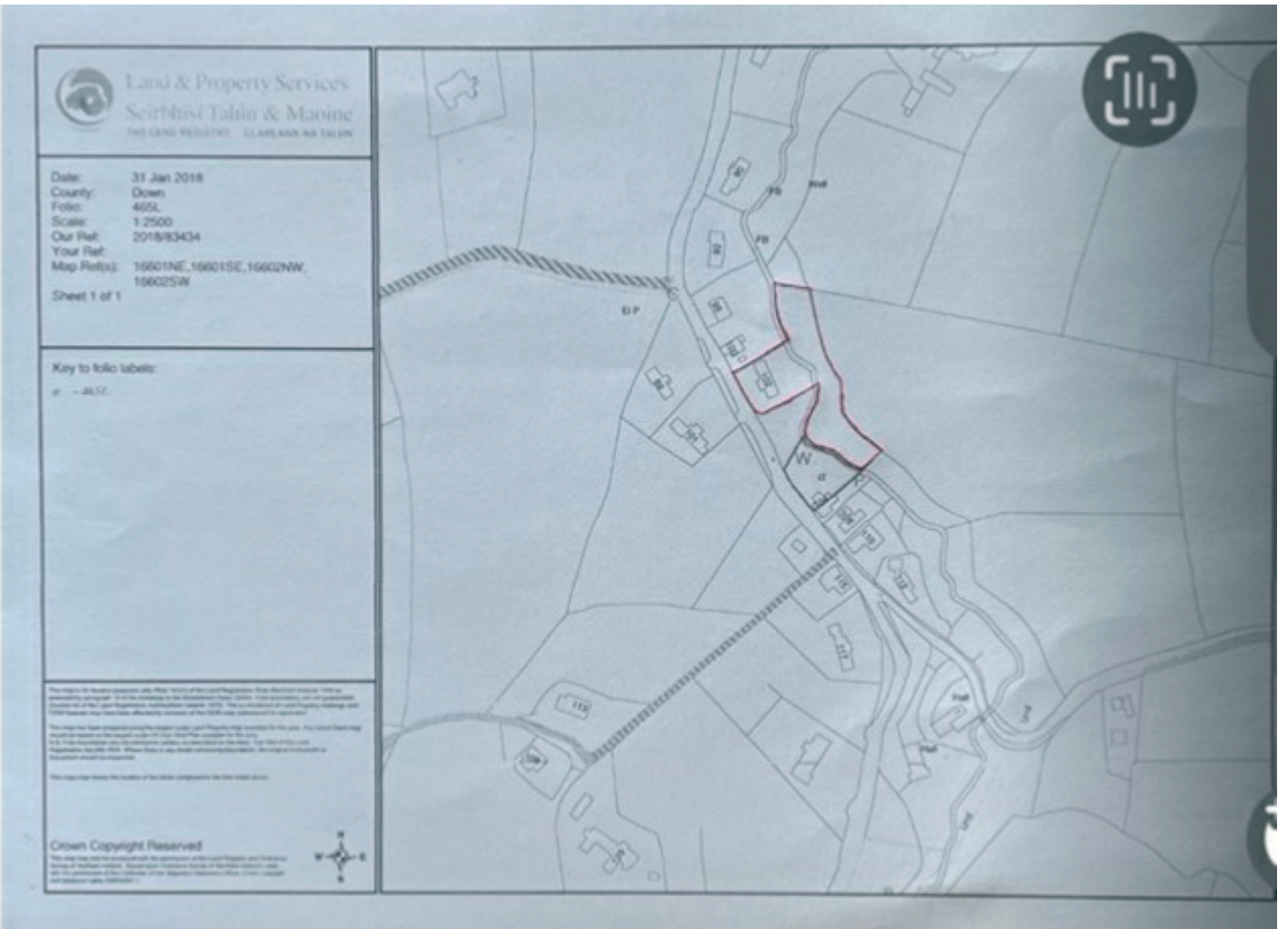
Outside

Superb, mature and private site. Front garden in lawns with sheltered sitting area. Entrance gates leading to driveway with parking for several cars and leading to:

GARAGE: 26' 0" x 14' 0" (7.92m x 4.27m) Roller door, storage, light and power.

Private rear gardens in lawns backing onto mature trees and wooded area with large sheltered patio area enclosed by fencing. uPVC oil tank and hot tub.







Floor 1

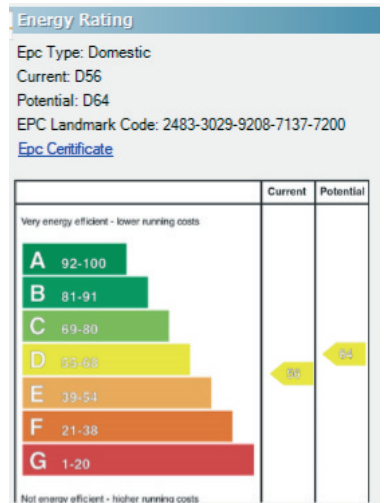
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travel along Shaws Bridge as far as you can go and at traffic lights turn right and go past the Belvoir Park development. Take the next left onto Ballycoan Road. No. 102 is located on the left hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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