

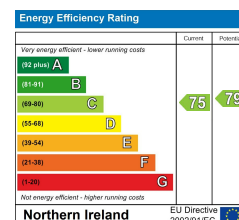


## 14 Hillside Drive, Belfast, BT9 5EJ

**Price Guide £795,000**

We are delighted to offer for sale this unique detached family home conveniently located in the popular Stranmillis area of South Belfast. Extended and fully refurbished in 2019, the property has been finished to an exceptional standard throughout. The well planned & versatile accommodation is of excellent proportions and incorporates a homely atmosphere with a contemporary design. The ground floor comprises a welcoming reception hall leading to an impressive bespoke kitchen / living / dining room. The kitchen comprises a wide range of units and integrated appliances. Two further reception rooms, pantry, utility & W.C complete the ground floor. On the first floor there are four spacious bedrooms, study and contemporary bathroom suite. The master bedroom benefits from dressing room and luxury en-suite shower room. The garden to rear was excavated with a retaining wall constructed to provide functional outdoor space ideal for families. The location is within close proximity to a wide range of amenities including leading schools, shopping, sports and recreational facilities including the Lagan Meadows, Shaws Bridge, the Belfast Boat Club and Malone and Balmoral Golf Clubs.

- Unique Detached Home Finished To An Exceptionally High Standard Throughout
- Open Plan Kitchen / Living / Dining Room And A Further Two Reception Rooms
- W.C, Pantry & Spacious Utility Room
- Four Spacious Bedrooms, Master Bedroom With Dressing Room & Luxury En-suite Shower Room
- First Floor Study & Contemporary Family Bathroom Suite
- Anthracite Timber Double Glazed Windows, Gas Fired Central Heating
- iLight Internal & External Lighting Control System, Cat6 Cabling, Sonos Sound System, Integrated Security System
- Zoned Underfloor Heating, Air Con System To First Floor, Heat Recovery System, 'Ember' Smart Heating, Car Charging Connection
- Rear Garden In Lawn With Patio Area, Bike & Bin Store To Front, Spacious Driveway
- Within Walking Distance To Stranmillis Primary School, Excellent Transport Links & Shops





**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**



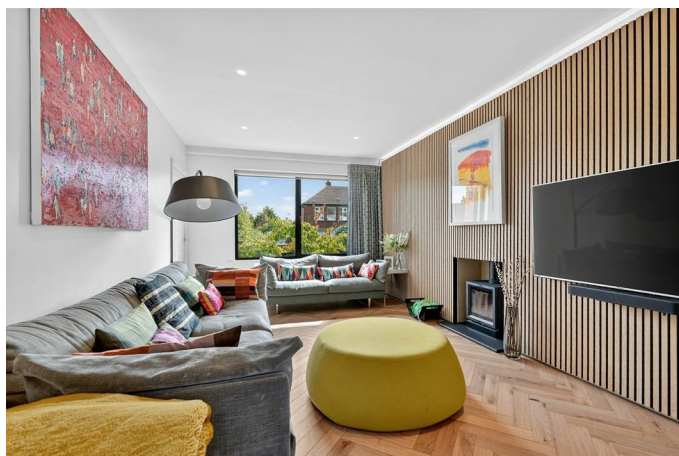
Anthracite timber front door. Tiled porch.  
Glass panelled inner door.

**RECEPTION HALL**

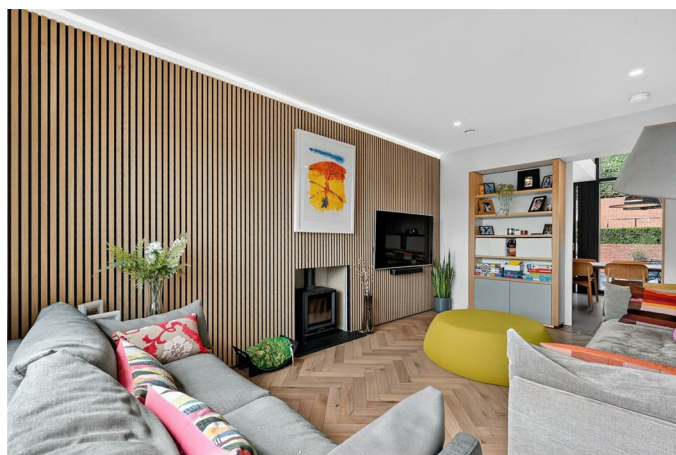


Herringbone wood floor. Storage.

**LOUNGE 17'8" x 11'1" (5.4 x 3.4)**



Slat wall panelling. Wood burning stove.  
Herringbone wood floor. Pocket door  
leading to kitchen / living / dining.



**LIVING ROOM 13'1" x 10'2" (4.0 x 3.1)**



Herringbone wood floor.

**KITCHEN / LIVING / DINING 38'8" x 22'10" (11.8 x 6.97)**



Exceptional range of high quality integrated  
appliances to include steam oven, 2 ovens &  
microwave, gas hob & Siemens extractor  
fan, Neff dishwasher, Liebherr fridge, CDA  
freezer. Recessed 2.4m electric screen to  
living area. Bespoke built in shelving &  
cupboards. Floor to ceiling windows with  
sliding doors to entertaining patio area at  
the rear.





**PANTRY 7'2" x 5'2" (2.2 x 1.6)**  
Comms unit.

**UTILITY ROOM 11'5" x 9'6" (3.5 x 2.9)**



Range of units, plumbed for washing machine, recess for tumble dryer. Roof light. Anthracite timber door.

## W.C



Low flush W.C, wash hand basin with storage below. Chrome wall mounted radiator.

## ON THE FIRST FLOOR

### MASTER BEDROOM 20'0" x 12'1" (6.1 x 3.7)



### DRESSING ROOM 10'5" x 5'2" (3.2 x 1.6)

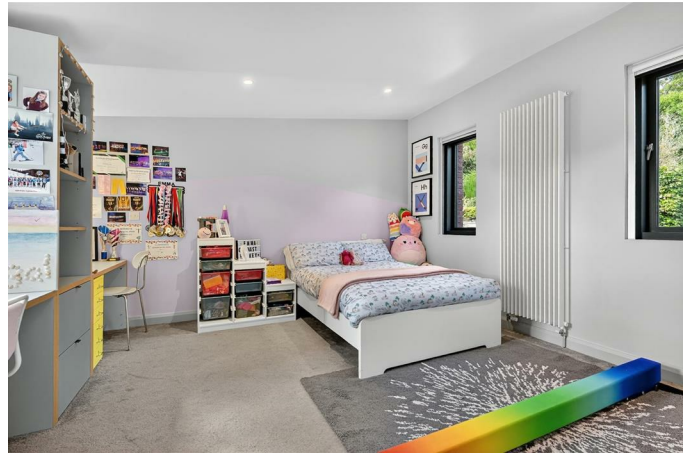
Bespoke dresser & built in robes. Roof light.

## ENSUITE SHOWER ROOM



Walk in shower with rainfall shower head & hand attachment, wash hand basin with vanity unit below, low flush W.C.

### BEDROOM TWO 14'5" x 14'9" (4.4 x 4.5)



Built in robes and desk space.

### BEDROOM THREE 15'1" x 10'9" (4.6 x 3.3)



Built in robes and desk space.

### BEDROOM FOUR 13'5" x 10'2" (4.1 x 3.1)



Built in robes and desk space.

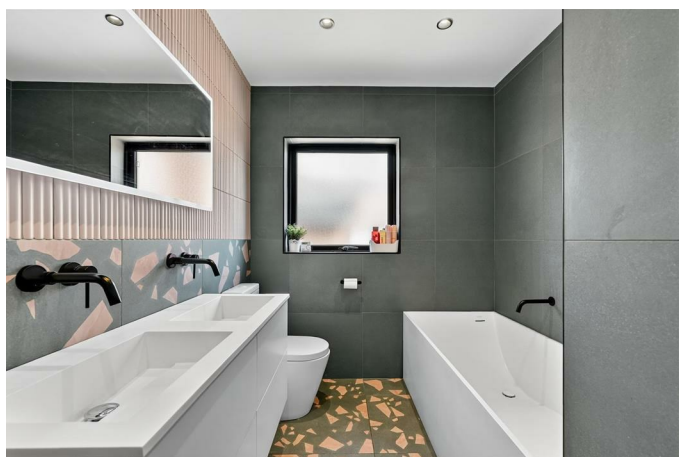


### **STUDY 6'10" x 6'2" (2.1 x 1.9)**



Built in storage, shelving and desk space.

### **BATHROOM**



Contemporary suite comprising his & hers wash hand basins with vanity units below, low flush W.C, bath with wall mounted tap, 'Cosytoes' underfloor heating.

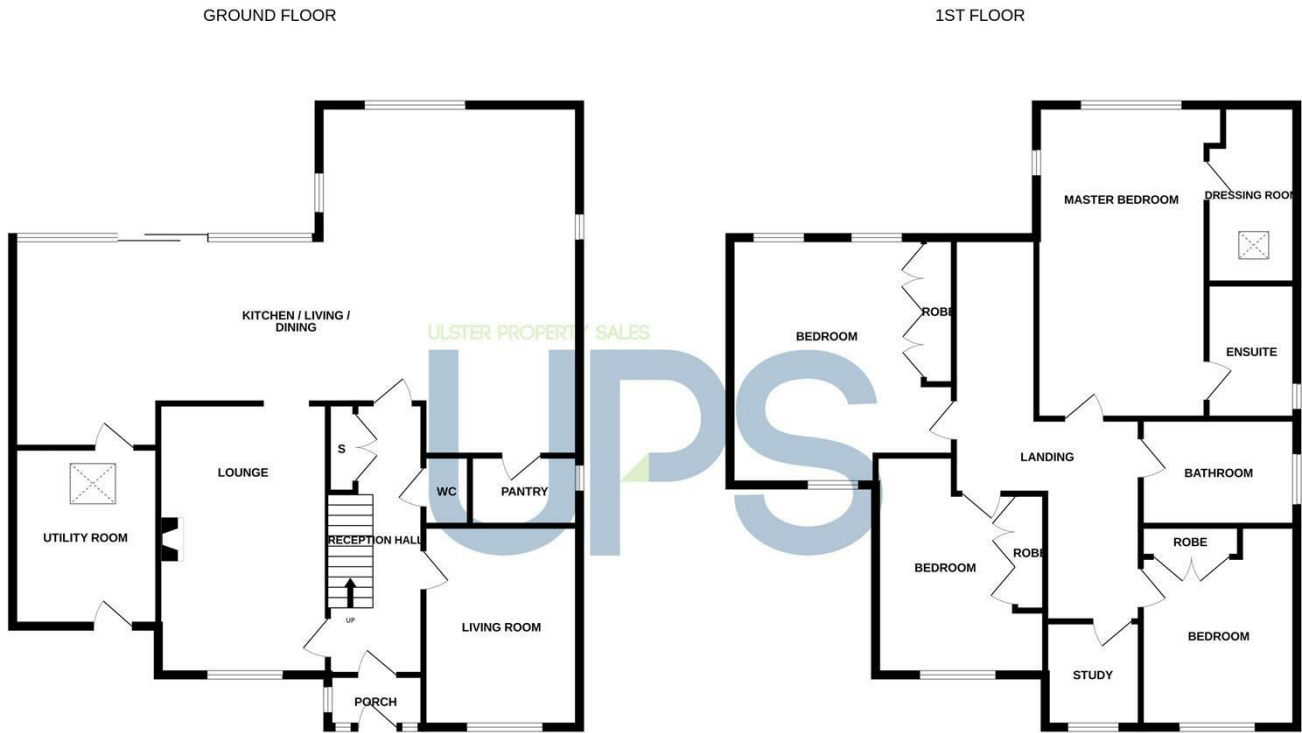
### **OUTSIDE**



Purpose built storage to front, wired with electric heating. Private paved patio to rear with external speakers and lighting. Raised artificial grass area and 3G putting green.

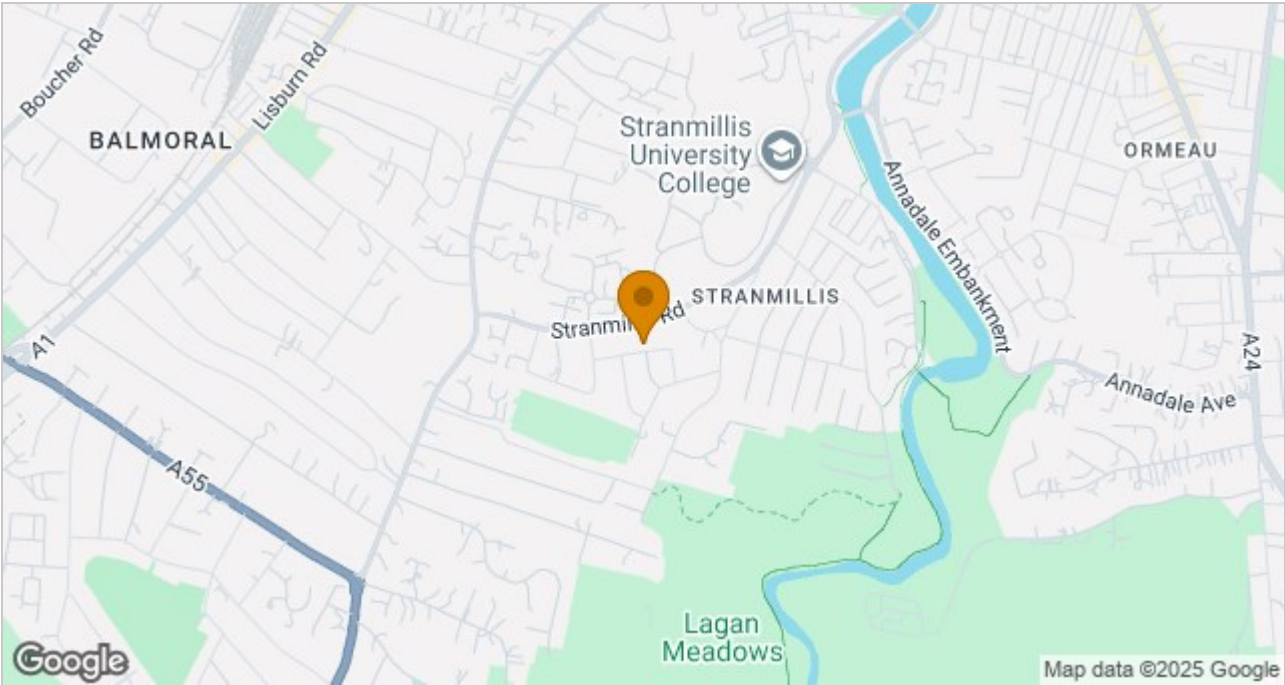


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Area Map



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