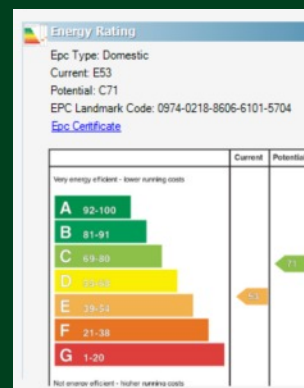




159a Ballylesson Road,
BELFAST,
BT8 8JU

Offers Over
£650,000

Viewing by
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This impressive, detached residence sits on a generous site of approximately $\frac{3}{4}$ of an acre, enjoying uninterrupted panoramic views across the Lagan Valley and towards Black Mountain, all while remaining conveniently close to the city.

Designed with family living in mind, the property offers deceptively spacious and well-proportioned accommodation throughout. The main living area incorporates a dining space, leading into a bright and spacious family room with an adjoining sitting room. This flows naturally into the conservatory, which has been thoughtfully positioned to fully capitalise on the exceptional views, including those overlooking Malone Golf Club. Externally, the home is set within beautifully landscaped gardens, with mature trees and shrubbery providing a high degree of privacy without compromising the open aspect. The grounds offer ample space for outdoor living and

entertaining. Ideally located for those commuting, the property benefits from convenient access to Malone Road via Milltown Road, offering the perfect balance between a peaceful, rural setting and city accessibility.

Recent sales in the immediate area have demonstrated strong demand for properties of this nature, and early viewing is highly recommended.



- Detached residence enjoying unique, uninterrupted views across the Lagan Valley and beyond
 - Deceptively spacious home set on a beautifully landscaped and mature site
 - Private surroundings enhanced by established trees and varied shrubbery, offering seclusion without sacrificing the exceptional outlook
- Generous family room and dining room, both flowing seamlessly into a bright conservatory, ideal for entertaining
 - Five well-proportioned bedrooms, principal bedroom benefits from a private en-suite, with an additional ground floor bedroom for flexibility
 - Spacious family bathroom complemented by two convenient ground floor WCs
 - Integral garage with driveway parking for numerous vehicles
 - Lower ground workshop offering excellent potential for conversion into a home office, study, or additional garage space
- Charming character features throughout, including marble fireplaces in both the lounge and family room
 - Oil-fired central heating and PVC double glazing
- 10 minute drive from both Malone and Lisburn Road amenities, and only 5 for the Malone golf club, which the property overlooks



The Property Comprises:

Ground Floor

uPVC double glazed and leaded front door with glazed and leaded side lights to:

RECEPTION PORCH: Laminate wooden floor. Glazed inner door with side light to:

RECEPTION HALL: Storage under stairs, additional cloakroom.

DOWNSTAIRS W.C.: Coloured suite comprising low flush wc, pedestal wash hand basin.

LIVING ROOM: 20' 8" x 12' 6" (6.3m x 3.81m) Marble surround fireplace, granite inset and hearth, electric fire, dual aspect windows. Excellent views across Lagan Valley to Black Mountain.



DINING ROOM: 13' 1" x 11' 3" (3.99m x 3.43m) Accessed from glazed double doors from hallway. uPVC double glazed French doors to conservatory.



FAMILY ROOM: 13' 8" x 10' 1" (4.17m x 3.07m) Mahogany surround fireplace with marble inset and hearth, open fire. PVC double glazed sliding door to:



CONSERVATORY: 22' 5" x 14' 2" (6.83m x 4.32m) Ceramic tiled floor. Uninterrupted views across Lagan Valley to Black Mountain, and across Malone Golf Club.



KITCHEN: 17' 6" x 13' 8" (5.33m x 4.17m) Solid oak kitchen with range of high and low level units, laminate work surfaces. Integrated four ring Bosch hob, extractor fan and canopy above. Built-in Rayburn Royal, single drainer sink and a half sink unit with mixer tap, integrated dishwasher, built-in glazed display unit, low voltage spotlights, built-in double oven and integrated microwave. Open to ample dining area. Uninterrupted views across Lagan Valley to Black Mountain. Dual aspect windows. Dual aspect windows.



SIDE PORCH:

CLOAKROOM: Coloured suite comprising low flush wc, pedestal wash hand basin.

UTILITY ROOM: 8' 7" x 6' 8" (2.62m x 2.03m) Range of high and low level units, laminate work surfaces. Single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, part tiled walls. uPVC double glazed access door to side. Service door to:



GARAGE: 20' 8" x 14' 1" (6.3m x 4.29m) Electric roller shutter door, light and power.

2ND DOWNSTAIRS WC: Comprising low flush wc and pedestal wash hand basin.

BEDROOM (1): 12' 6" x 11' 3" (3.81m x 3.43m) Dual aspect windows, mature outlook to rolling countryside to front.

ENSUITE SHOWER ROOM: Light coloured suite comprising low flush wc, pedestal wash hand basin, chrome mixer taps, built-in shower cubicle with Mira Event electric shower, fully tiled walls.



First Floor

LANDING: Storage in eaves. Velux window x 3. Hotpress with copper cylinder, built-in shelving.

BEDROOM (2): 19' 9" x 12' 3" (6.02m x 3.73m) Range of built-in furniture including wardrobes and display units. Dual aspect windows, Velux window. Excellent views across Lagan Valley to Black Mountain and Malone Golf Club.



BEDROOM (3): 19' 9" x 11' 3" (6.02m x 3.43m) Excellent views across Lagan Valley to Black Mountain and Malone Golf Club.



BEDROOM (4): 14' 2" x 9' 4" (4.32m x 2.84m) Storage into eaves.



BEDROOM (5): 14' 1" x 11' 5" (4.29m x 3.48m) Outlook to front.



BATHROOM: Champagne coloured suite comprising low flush wc, bidet, panelled bath with chrome mixer taps, pedestal wash hand basin with chrome mixer taps, shower cubicle with Mira Event electric shower unit. Fully tiled walls, Velux window x 2, extractor fan. Hatch to roofspace.



INNER HALLWAY: Built-in shelving. Storage into eaves.

Telephone 028 9066 3030

www.templetonrobinson.com

Outside

Tarmac driveway with ample parking. Front garden laid in lawns, oil PVC storage tank, boundary hedging. Garden of approximately 0.75 acre laid in extensive lawn, array of mature plants, shrubs, trees and flowerbeds. Fabulous views of rolling countryside across Lagan Valley. Garden shed.

BASEMENT STORAGE: 13' 1" x 10' 5" (3.99m x 3.18m) Oil fired boiler, light and power.

WORKSHOP: 20' 9" x 13' 2" (6.32m x 4.01m) (into bay). Light and power.



Location:

From Upper Malone Road turn left onto Drumbeg Road. At crossroads turn left onto Ballylesson Road and house is on left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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

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