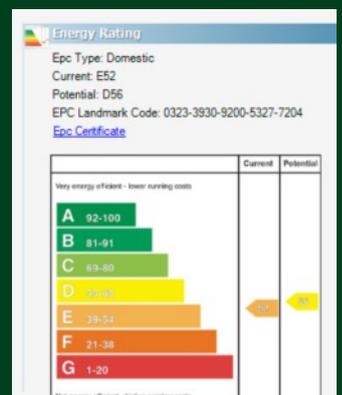




52 Shandon Park,  
Ballyhackamore,  
Belfast,  
BT5 6NY

Offers Over  
£535,000

Viewing by  
appointment with  
& through agent  
028 9065 0000





This charming semi-detached home has been meticulously renovated and extended by the current owners in the last two years. As soon as you enter the bright, spacious reception hall through the impressive bespoke front door, you get a real feel for the appealing warmth and character the property offers throughout.

The well-proportioned accommodation also offers considerable versatility in terms of the layout, in brief comprising lounge, open to

snug/dining area, kitchen/living/dining area and four double bedrooms.

Externally this is complemented by lovely, well-tended gardens, a detached garage and generous gated driveway parking.

Ideal for availing of some of the Province's leading schools, Ballyhackamore Village, the Comber Greenway and Shandon Park Golf Club area all also within walking distance.



- Charming recently renovated and extended semi detached home
  - Impressive spacious entrance hall with bespoke front door
    - Lounge with wood burning stove, open to...
    - Snug/dining area with bespoke cabinets and shelving
  - Open plan kitchen/living/dining area with access to rear garden
- Range of built in appliances and large centre island with Quartz worktop
  - Separate utility and ground floor shower room
  - Four double bedrooms, two with built in robes
  - Family bathroom with separate walk in shower
    - Gas central heating/Double glazing
  - Driveway parking leading to detached garage
- Private and enclosed rear garden in lawn with patio seating area
- Within comfortable walking distance of Shandon Golf Club, Comber Greenway and Ballyhackamore

#### Village



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

The Property Comprises:

## Ground Floor

Hardwood front door to:

ENTRANCE HALL: Laminate parquet style floor, feature wood panelling, cornice ceiling. Under stairs storage.

LOUNGE/SNUG/DINING: 18' 7" x 11' 6" (5.66m x 3.51m) Feature fireplace with wood burning stove and granite hearth, cornice ceiling. Built-in book shelving and cabinets, laminate parquet style floor. Glazed double doors to:



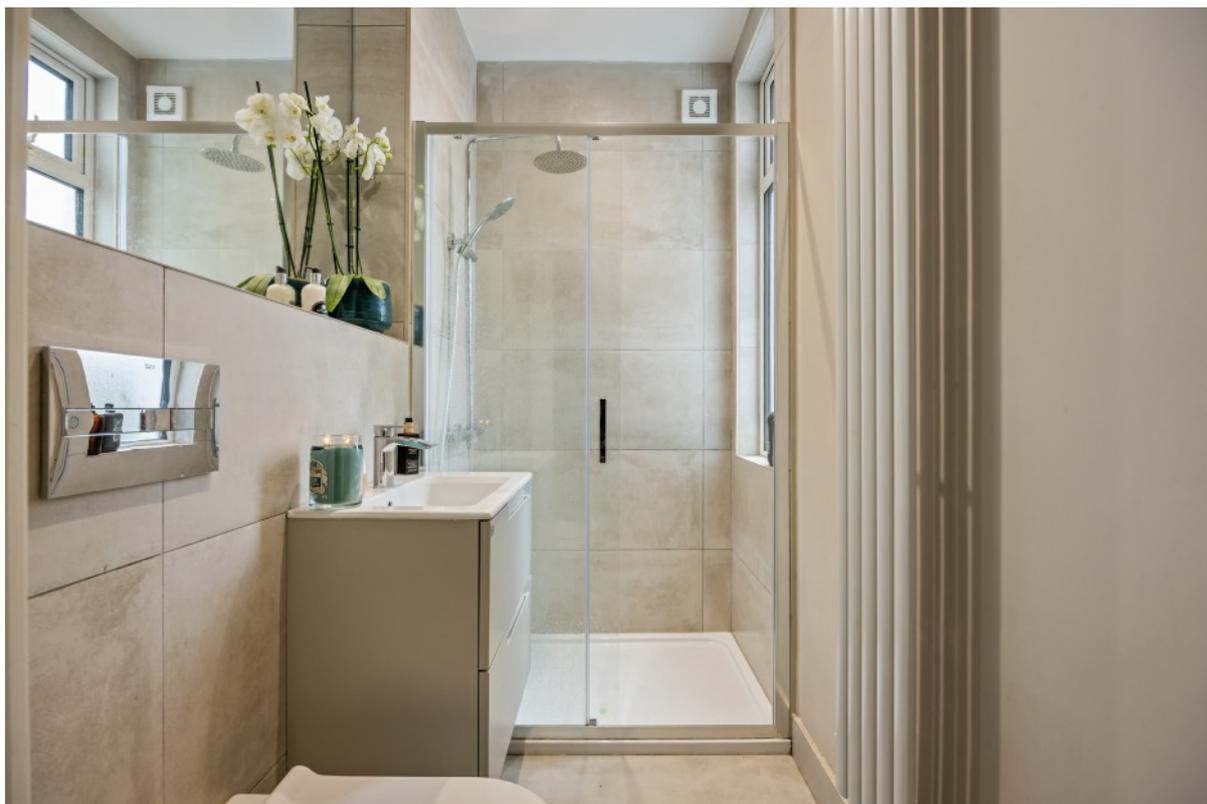
KITCHEN/LIVING/DINING: 18' 6" x 15' 10" (5.64m x 4.83m) Modern fitted kitchen with range of high and low level units, four ring electric hob, extractor canopy, electric underbench oven, integrated microwave, integrated fridge/freezer, centre island with integrated dishwasher, stainless steel sink unit, breakfast bar with Quartz work surfaces. Tiled floor, feature skylight, low voltage spotlights. Casual dining area with glazed double doors to rear.



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SHOWER ROOM: White suite comprising low flush wc, vanity sink unit, fully tiled shower cubicle with rain head and telephone hand shower, tiled floor, low voltage spotlights, part tiled walls.

UTILITY ROOM: 6' 10" x 6' 0" (2.08m x 1.83m) Plumbed for washing machine, tiled floor.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 16' 1" x 11' 5" (4.9m x 3.48m) Built-in robe.



BEDROOM (2): 12' 6" x 10' 4" (3.81m x 3.15m) Built-in robes.



BEDROOM (3): 11' 9" x 8' 0" (3.58m x 2.44m)



BEDROOM (4): 10' 11" x 8' 6" (3.33m x 2.59m) Cornice ceiling.



BATHROOM: Modern white suite comprising low flush wc, feature splash back, vanity sink unit, walk-in shower with rain head and telephone hand shower, part tiled walls, tiled floor, low voltage spotlights.



## Outside

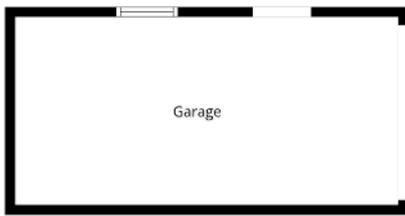
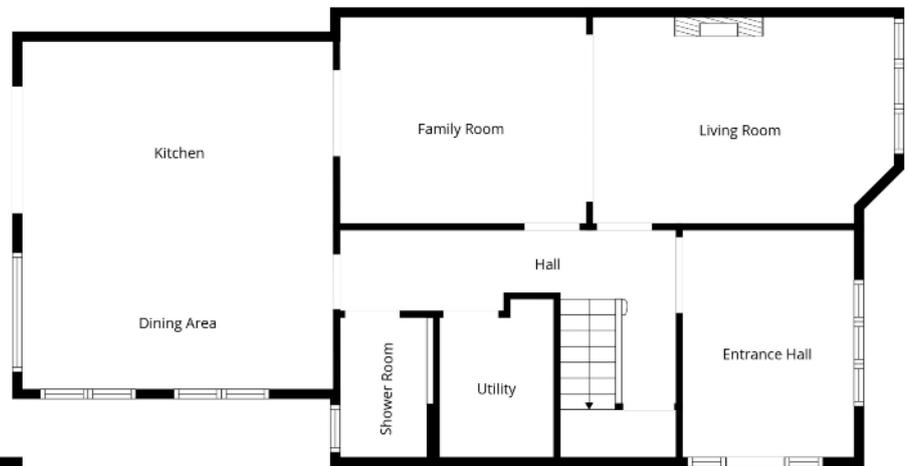
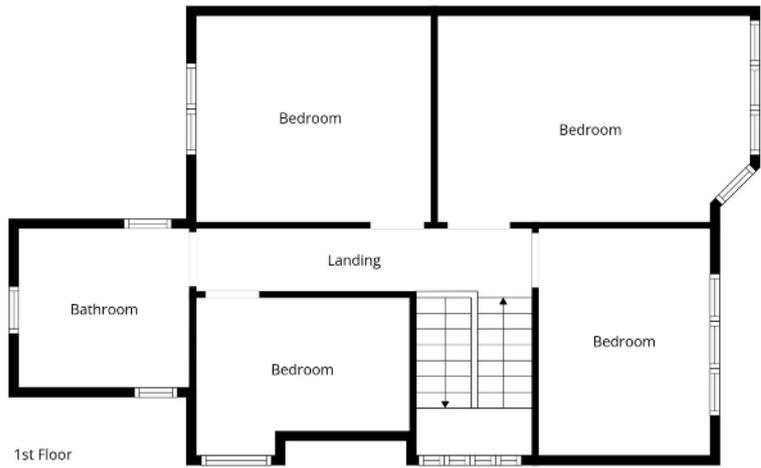
FRONT: Gated driveway with parking for several cars, garden in lawn.

GARAGE: Up and over door, side door, light and power.

REAR: Private and enclosed garden in lawn with generous patio seating area, mature trees and shrubs.







Floorplan Is For Illustrative Purposes Only And Is Not To Scale

### Location:

Heading from Ballyhackamore along the Sandown Road, at the Knock traffic lights travel straight ahead onto Shandon Park. No 52 located around the bend on the left.

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

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