



Nestled in the heart of Ballyhackamore, Sandown Manor is a specially designed development exclusively for over 55's within a mature site just off the sought-after Sandown Road. Of particular note is the extensive communal gardens of approximately 4 acres.

This fantastic ground floor apartment comprises: kitchen open plan to living/dining area, two bedrooms, principal with ensuite. Main bathroom suite, utility room and an additional large storage room. Additional benefits include gas fired central heating and sash double glazed windows.

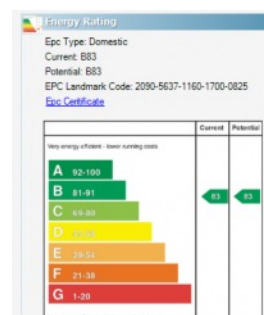
Ideal for those looking to downsize or professionals wanting a "lock-up and leave" home, this delightful property will attract broad appeal.

Early inspection is therefore strongly recommended.

Offers Over £249,950

Apt 12 Sandown Manor,
84a Sandown Road,
Belfast,
BT5 6GQ

Viewing by
appointment with
& through agent
028 9065 0000



- Excellent, ground floor apartment in exclusive over 55's development
- Two double bedrooms, principal with ensuite
- Additional dressing room/storage room
- Kitchen with appliances, open to living & dining areas
- Main family bathroom
- GFCH / Double glazing throughout
- Secured gated entry system with intercom
- Resident & visitor parking
- Delightful, communal gardens circa four acres: sitting areas, walkways and vegetable patches
- Comber Greenway minutes walk away
- Short stroll to Ballyhackamore & Belmont Villages
- No onward chain



The Property Comprises:

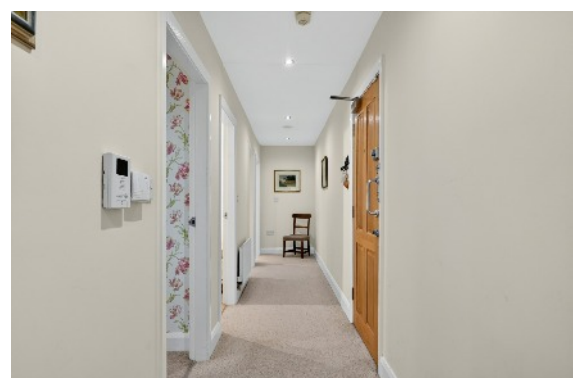
Ground Floor

Front door with intercom/door entry system.

FOYER: Post boxes. Double doors with glazed panels to:

COMMUNAL ENTRANCE HALL: Automated motion sensor lighting. Front door to:

HALLWAY: Intercom system. Alarm keypad. Spotlights.



KITCHEN: 14' 5" x 11' 0" (4.39m x 3.35m) Range of high and low level units, granite work surfaces, underhung sink unit with mixer tap. Integrated fridge/freezer, integrated dishwasher. Double oven, four ring hob, extractor fan, under counter lighting, spotlights. Wood effect flooring, feature vertical radiator. Open plan to:

LIVING/DINING AREA: 20' 0" x 5' 8" (6.1m x 1.73m) (at widest point). Wood effect flooring, large storage cupboard with mirrored fronts.



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UTILITY ROOM: 5' 0" x 4' 9" (1.52m x 1.45m) Plumbed for washing machine. Space for tumble dryer. Shelving.

PRINCIPAL BEDROOM: 14' 4" x 10' 5" (4.37m x 3.18m) Built-in wardrobe with mirror fronted doors. Spotlights. Door to:

ENSUITE SHOWER ROOM: White suite comprising dual flush wc. Vanity unit with ceramic sink and mixer tap. Wall-mounted mirror. Panelled bath with thermostatic shower and glass screen. PVC wall panelling. Chrome heated towel rail.



BEDROOM (2)/LIVING ROOM: 20' 0" x 10' 7" (6.1m x 3.23m) (at widest points). (Currently used as Living Room). Dual aspect. Spotlights.



STORAGE ROOM: 6' 9" x 4' 9" (2.06m x 1.45m) Mirrored built-in wardrobes.

BATHROOM: White suite comprising dual flush wc. Vanity unit with ceramic sink and mixer tap. Wall-mounted mirrored cabinet. Double shower cubicle with thermostatic shower. Chrome heated towel rail.



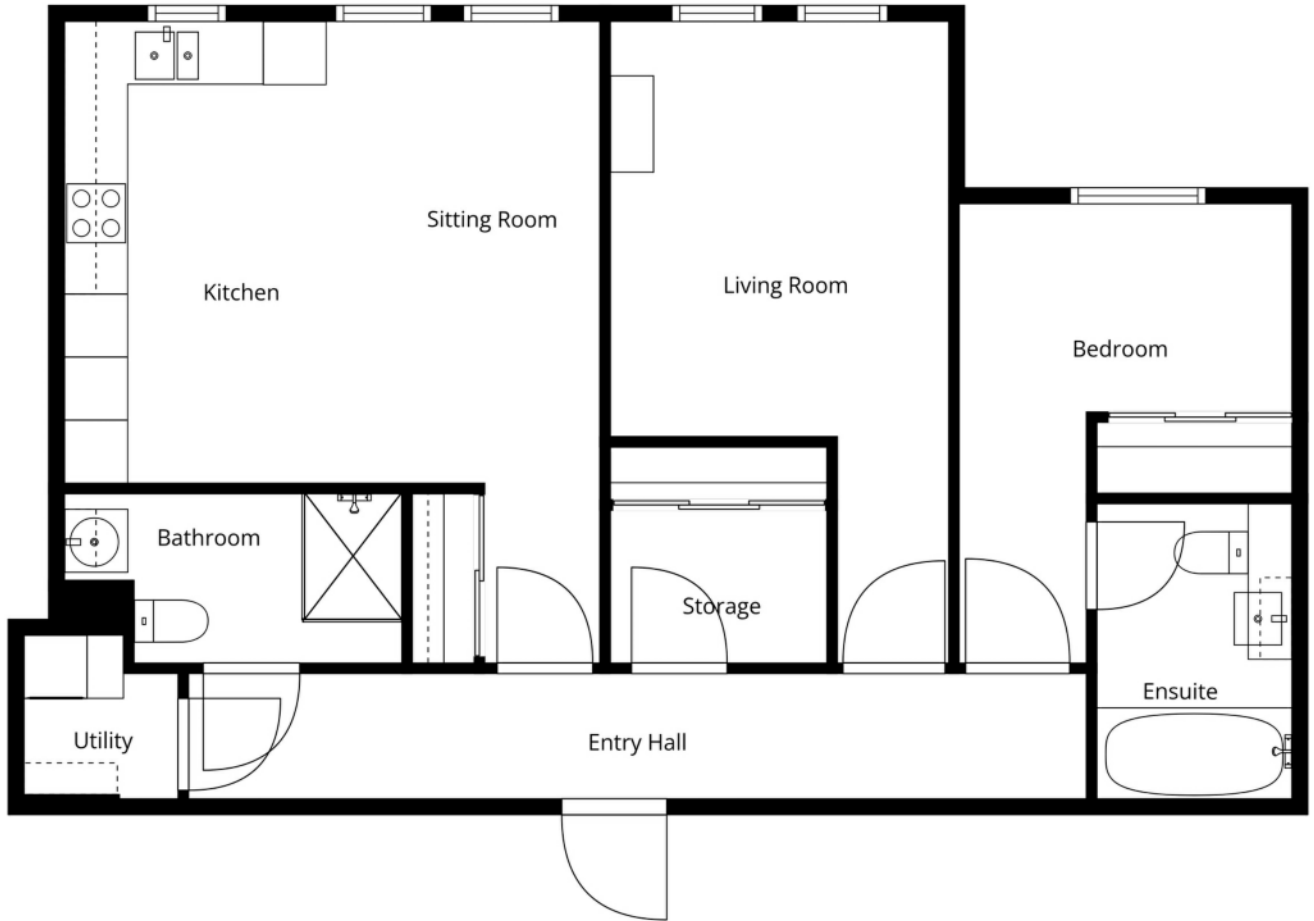
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Outside

Electric gates leading to parking areas for residents and visitors. Beautifully landscaped gardens (maintained by management company) of approximately four acres. Superb degree of maturity with abundance of plants, trees and flowering shrubs. Walkways and paths meandering through the grounds with tranquil sitting areas. Feature lighting throughout. Vegetable garden. Attractively paved patio/terraces. Screened bin storage.





Sizes And Dimensions Are Approximate. Actual May Vary.

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Management company

Sandown Manor Management Company. Service Charge: £150 per month approximately.

Location:

Travelling from Ballyhackamore along the Sandown Road, Sandown Manor is about half way down on the left hand side



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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