



Sandown Manor is a specially designed development exclusively for the over 55's and is nestled within a mature site just off the sought after Sandown Road. Of particular note are the delightful extensive communal gardens and generous parking. Electric gates, video entry system and intruder alarm add to the list of features this development has to offer!

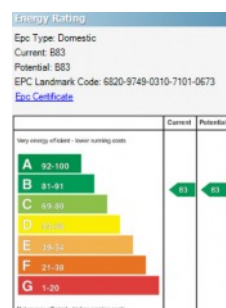
This is an immaculate spacious ground floor apartment, with modern kitchen open plan to a living area and additional study area with built in storage. There are two well proportioned bedrooms, one with ensuite, a bathroom and separate utility cupboard.

Ideally located close to local shops, cafes and all amenities of bustling Ballyhackamore & Belmont Village we strongly recommend viewing at your earliest convenience.

Offers Over
£249,950

9 Sandown Manor,
84a Sandown Road,
BT5 6GQ

Viewing by
appointment with
& through agent
028 9065 0000





- Immaculate spacious ground floor apartment in exclusive Over 55's development
- Lounge with access to study area with built in storage
- Modern kitchen with range of built in appliances and casual dining area
- Two bedrooms, one with ensuite
- Bathroom with white suite/Separate utility cupboard
- Gas central heating/Double glazing
- Easy access to delightful patio seating area with mature trees and shrubs
- Impressive communal gardens in lawn
- Secure gated resident and visitor parking
- Only a few moments walk from the bustling Ballyhackamore village and Comber Greenway
- No onward chain

The Property Comprises:

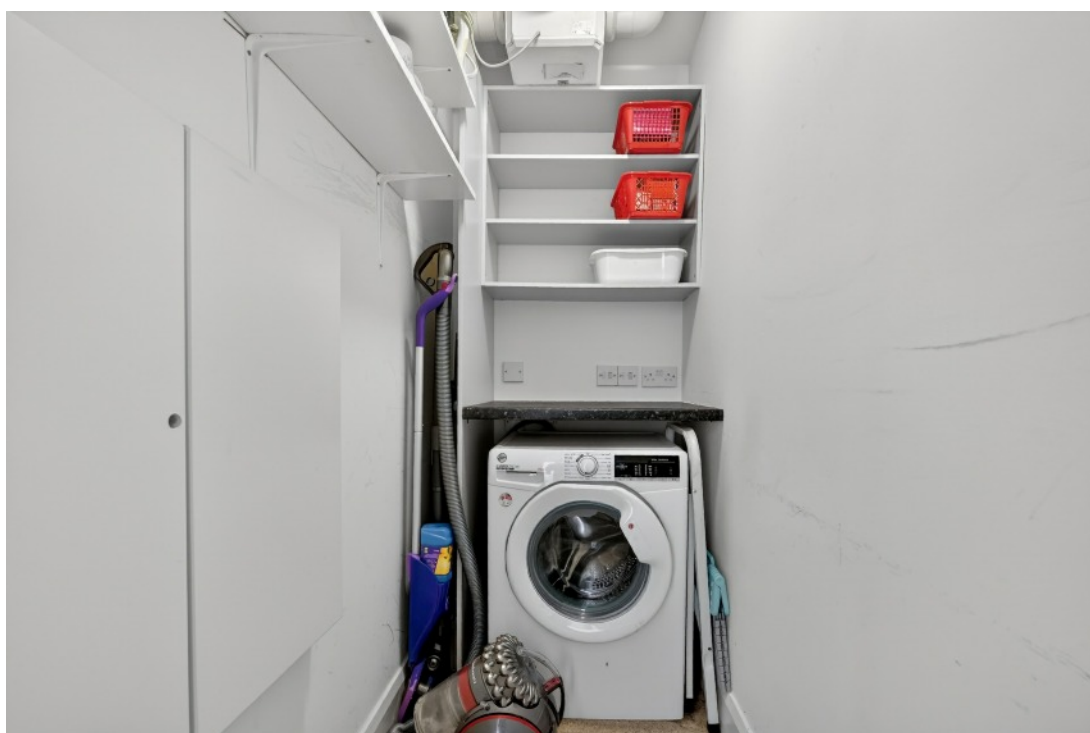
Secure communal entrance hall, front door to...

Ground Floor

ENTRANCE HALL:



UTILITY CUPBOARD: Plumbed for washing machine.



LIVING/DINING/KITCHEN: 22' 5" x 17' 2" (6.83m x 5.23m) Modern fitted kitchen with range of high and low level units, Granite work surfaces, stainless steel 1.5 Belfast sink unit, integrated fridge/freezer, electric built in oven, 4 ring electric hob, integrated dish washer, low voltage spotlighting.



STUDY AREA: 8' 0" x 5' 5" (2.44m x 1.65m) Built in cabinets and desk.



BEDROOM (1): 14' 8" x 10' 2" (4.47m x 3.1m) Built in sliding robes, built in bed and side drawer.

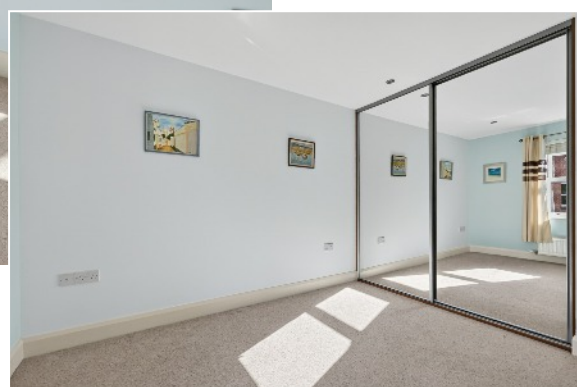


Telephone 028 9065 0000
www.templetonrobinson.com

ENSUITE: Shower cubicle, vanity sink unit, low flush WC, low voltage spotlighting, chrome heated towel rail.



BEDROOM (2): 10' 9" x 10' 8" (3.28m x 3.25m) Built in mirrored sliding robes, low voltage spotlighting.



BATHROOM: Modern white suite comprising panelled bath with mixer tap and over head shower, vanity sink unit, low flush WC, chrome heated towel rail, low voltage spotlighting.



Outside

COMMUNAL GARDENS: 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.



