



63 Sandown Road,  
Ballyhackamore,  
BELFAST,  
BT5 6GU

Offers Over  
£595,000

Viewing by  
appointment with  
& through agent  
028 9065 0000

**Energy Rating**

Epc Type: Domestic  
Current: C69  
Potential: B83  
EPC Landmark Code: 0744-0218-7606-2003-5104  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A	92-100	
B	81-91	
C	69-80	
D	55-64	63
E	39-54	
F	21-38	
G	1-20	
Not energy efficient - higher running costs		



Immaculately presented throughout with attention to detail to the fore, this beautiful home offers bright, spacious accommodation over two levels.

The superb kitchen by renowned "Interior 360" is open-plan to both living and dining areas. Floor-to-ceiling glazed doors take you out on to the south-west facing garden making it an ideal focal point for modern living.

Upstairs, the master suite is effectively two rooms in one and features a sitting area with

fireplace. There is also a dressing room and lovely ensuite.

Only a short stroll from Ballyhackamore Village with its array of shops, amenities and eateries, the location is very convenient. A range of leading schools for all ages is in the vicinity as is access to the "Glider" Rapid Transit Network and the Comber Greenway.

It is only upon internal inspection that one can appreciate all this delightful home has to offer.



- Attractive, deceptively spacious semi-detached villa
  - Excellent decorative order; improved insulation
- Principal bedroom with sitting area, dressing room and superb ensuite
  - Three further double bedrooms
- Fabulous open-plan kitchen with living and dining areas
- Bespoke "Interior 360" kitchen with integrated appliances
  - Utility room
- Drawing room with excellent built-in bespoke shelving & units
  - Separate family room/study with bay window
- Spacious family bathroom with contemporary white suite
  - Additional wc downstairs
  - Natural gas central heating system
  - Double glazed throughout
- Good-sized, low maintenance south-west facing rear garden
- Timber garage with ample off-street parking for numerous vehicles
- Close to excellent local schools, amenities, Comber Greenway etc

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The Property Comprises:

### Ground Floor

ENTRANCE PORCH: with feature arch. Original tiling. Front door with bevelled glass panels to:

RECEPTION HALL: Feature panelled ceiling. Picture rail. Access to cupboard under stairs.

Black and white ceramic tiled floor.



CLOAKROOM: Duravit wc, wash hand basin with tiled splashback. Heated towel rail, ceramic tiled floor. Cloaks area.



DRAWING ROOM: 16' 1" x 13' 1" (4.89m x 4m) Cornice ceiling. Recessed shelving and bespoke, built-in cupboards. Window shutters/blinds.



DINING/FAMILY ROOM: 14' 9" x 12' 0" (4.5m x 3.67m) (into side bay). Feature cornice ceiling, picture rail. Currently used as study/home office.



KITCHEN/LIVING/DINING: 22' 10" x 11' 6" (6.97m x 3.5m) Open plan to:  
KITCHEN AREA: 17' 2" x 9' 4" (5.22m x 2.85m) Dining area leads to sitting area with recessed display shelves for audio-visual equipment etc. Bi-fold and tilt/open floor-to-ceiling doors opening out on to garden. Interior 360 modern range of high and low level high gloss units with wooden work surfaces. Integrated AEG appliances including five ring gas hob with extractor fan over. Fan oven, combi oven, dishwasher. Neff fridge, Franke one and a half bowl stainless steel sink unit. Study/PC area. Feature radiators, polished ceramic tiled floor. Door to:





UTILITY ROOM: 10' 8" x 8' 0" (3.25m x 2.44m) Modern range of high and low level units, twin stainless steel sink units. Ceramic tiled floor. Plumbed for washing machine. Space for tumble dryer, additional fridge/freezer etc. Back door to garden. Natural gas boiler.



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Superb, feature leaded stained glass window on stair-turn.

## First Floor

LANDING: Picture rail. Access via pull-down ladder to:

ROOFSpace: Floored (majority) with power and light.



PRINCIPAL BEDROOM: 22' 10" x 11' 2" (6.97m x 3.41m) "Double-sized" with sitting area. Cast iron fireplace and slate hearth, (gas fire decommissioned). Door to:

DRESSING ROOM: Recessed shelving and bespoke built-in cupboards. Excellent bespoke storage with rail.

ENSUITE SHOWER ROOM: Comprising walk-in shower enclosure with curved shower screen. Feature wash hand basin with "Pegler" mixer tap. Duravit wc, heated towel rail, part tiled walls, ceramic tiled floor.



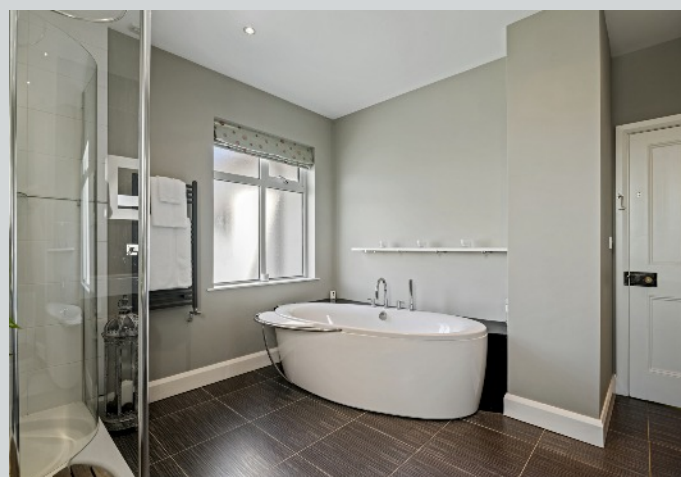
BEDROOM (2): 14' 10" x 11' 11" (4.51m x 3.63m) (into side bay). Picture rail.

BEDROOM (3): 13' 0" x 11' 11" (3.96m x 3.63m) Picture rail.

BEDROOM (4): 11' 11" x 9' 1" (3.64m x 2.78m) Picture rail.



BATHROOM: 11' 9" x 10' 8" (3.57m x 3.26m) Contemporary white suite comprising oval bath with "Kohler" fittings including retracting telephone hand shower. Duravit wc. Feature wash hand basin with "Pegler" mixer tap. Walk-in shower enclosure. Feature leaded stained glass window inset in double glazing. Part tiled walls, ceramic tiled floor, two heated towel rails.



## Outside

Brick pavior driveway with parking (and turning) areas for numerous vehicles. Boundary hedging (also fenced to front). Bin store to side.

Car port leading to:

TIMBER GARAGE: Up and over door, power and light. Pedestrian door to side. Gate from driveway area to:

ENCLOSED SOUTH-WEST FACING REAR GARDEN: Attractively landscaped with raised, circular flowerbed. Variety of plants, trees and flowering shrubs. Outside lights, tap and power points.





This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**63 Sandown Road, Belfast**

**Location:**

Coming into Ballyhackamore on the Upper Newtownards Road from the City Centre, turn right at the traffic lights into Sandown Road. Property is on right hand side just after first entrance to Holland Park.

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