



This handsome period semi-detached home has been extended and refurbished to an excellent standard creating a stylish living environment yet retaining all the charm and character of a property of this era. Located just off the Sandown Road, Ballyhackamore and Belmont are within walking distance with their excellent range of shops, restaurants, and the Comber Greenway. The property also lies within the catchment area to a range of leading local nursery, primary and grammar schools.

The property is extremely bright and spacious throughout. The extension to the rear has created a fantastic living space with an open plan living, kitchen dining area that is perfect for modern day living. The principal bedroom boasts a feature vaulted ceiling and recently refurbished luxury ensuite.

Externally the property benefits from generous paved driveway parking for several cars, and a delightful private and enclosed garden in lawn with patio seating area.

Offers Over
£375,000

19 Sandhill Gardens,
BELFAST,
BT5 6FF

Viewing by
appointment with
& through agent
028 9065 0000

- Handsome extended and fully refurbished semi detached home
- Lounge with bay window
- Generous sized kitchen with range of built in appliances, open to...
- Living/Dining area with french doors to rear garden
- Principal Bedroom with feature vaulted ceiling and ensuite
- Three additional bedrooms, two with built in robes/storage
- Contemporary bathroom/Ground floor WC
- Gas central heating/uPVC Double Glazing
- Pavior driveway with parking for several cars
- Private and enclosed rear garden in lawn with patio seating area
- A short stroll from Ballyhackamore and its array of amenities



The Property Comprises:

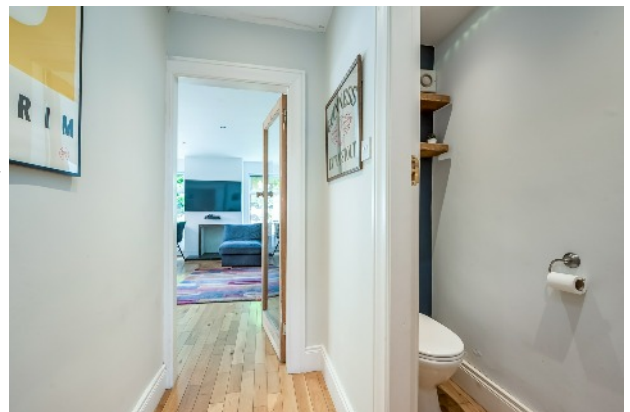
Ground Floor

Wooden front door to:

ENTRANCE PORCH: Tiled floor, stained glass door
to:

ENTRANCE HALL: Original tiled floor, cornice
ceiling, under stairs storage cupboard.

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



LOUNGE: 13' 6" x 12' 0" (4.11m x 3.66m) (into bay). Laminate wood effect floor. Cornice ceiling, picture rail, ceiling rose.



LIVING ROOM/DINING: 16' 10" x 13' 10" (5.13m x 4.22m) Wooden floor, feature fireplace, glazed double doors to rear. Open access to:



KITCHEN: 12' 0" x 10' 11" (3.66m x 3.33m) Modern fitted kitchen with range of high and low level units, Quartz work surfaces, stainless steel sink unit, five ring gas hob, extractor canopy, double electric oven, integrated fridge/ larder cupboard, integrated dishwasher, integrated washing machine, part tiled walls, wooden floor, low voltage spotlights.



First Floor Return

Storage cupboard with gas boiler, Velux.



PRINCIPAL BEDROOM: 13' 11" x 9' 10" (4.24m x 3m) Feature vaulted ceiling, Velux windows, low voltage spotlights, laminate wood effect floor.

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



BATHROOM: White suite comprising bath with mixer tap and telephone hand shower, vanity sink unit, low flush wc, chrome heated towel rail, tiled floor, Velux window.



First Floor

LANDING: Access to roofspace via Slingsby style ladder.

BEDROOM (2): 13' 7" x 10' 11" (4.14m x 3.33m) Window seat, cornice ceiling, picture rail. Laminate wood effect floor, built-in shelving and drawers. (Currently used as home office).



BEDROOM (3): 12' 11" x 10' 11" (3.94m x 3.33m) Built-in robes with sliding doors, laminate wood effect floor, cornice ceiling, picture rail.



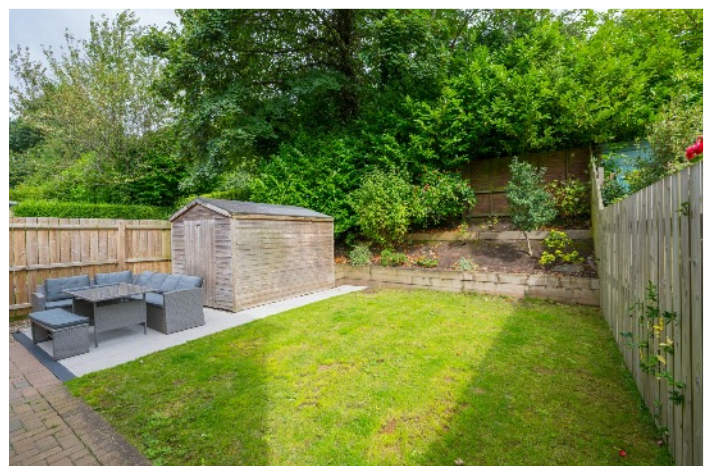
BEDROOM (4): 8' 2" x 7' 4" (2.49m x 2.24m) Laminate wood effect floor, cornice ceiling, picture rail.

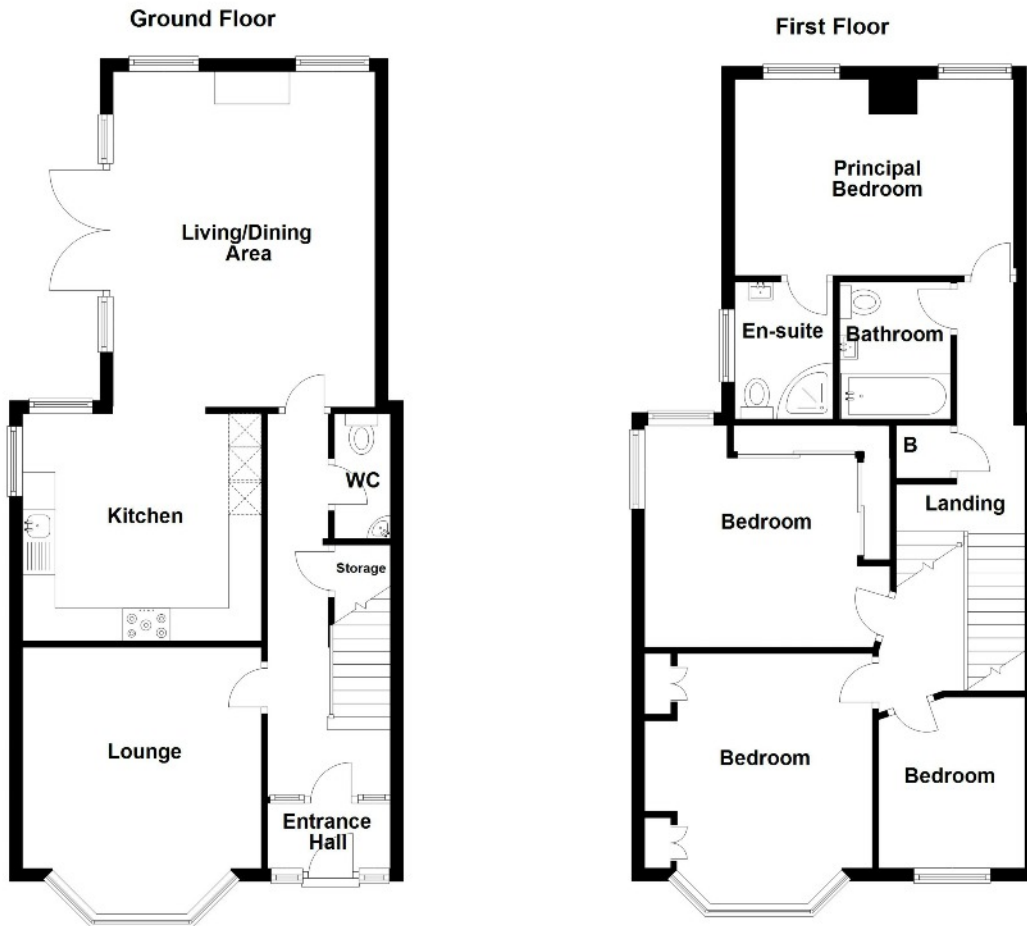


Outside

FRONT: Pavior driveway with parking for several cars. Boundary hedging.

REAR: Private and enclosed garden in lawn, pavior patio seating area, timber shed with power and light.





Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

19 Sandhill Gardens, Belfast

Location:

From Ballyhackamore Village, turn down Sandown Road. Just after the Comber Greenway turn right onto Clara Park and immediately right onto Sandhill Gardens. Property on right.

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

www.templetonrobinson.com

Energy Rating

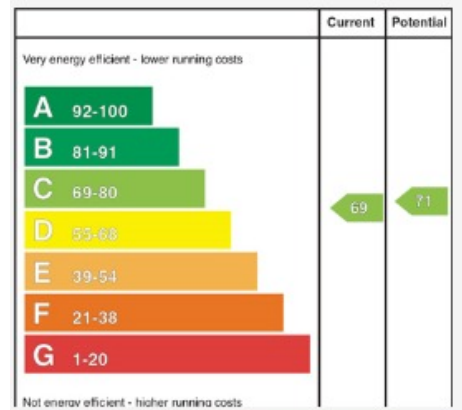
Epc Type: Domestic

Current: C69

Potential: C71

EPC Landmark Code: 6801-6554-2102-0008-8006

[Epc Certificate](#)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.