



'Dunkeld',
11 Kings Road,
Ballyhackamore,
Belfast,
BT5 6JF

Offers Over
£850,000

Viewing by
appointment with
& through agent
028 90 650000



Modernised to an exacting standard by the current owner-occupiers within the past three years, this delightful, double-fronted semi is beautifully presented throughout.

Fully re-wired and re-plumbed (including new water mains connections), "Dunkeld" still exudes the warmth and character associated with a property dating back to 1888.

In addition to two new ensuites and a family bathroom, the insulation has been much-improved throughout. This along with ethernet connections for superfast broadband will appeal to those now working from home.

Externally this is complemented by ample driveway parking behind electric gates and a lovely, good-sized back garden which enjoys a south-westerly orientation.

A short stroll to the heart of thriving Ballyhackamore Village, leading schools for all ages are also in the vicinity.

Early, internal inspection is an absolute must.

- Most attractive semi-detached villa
- Sympathetically modernised in recent times
- Four double bedrooms, two with lovely ensuites
 - Principal also has a dressing room
- Gracious drawing room with wood-burner
 - Open plan to dining room
- Additional, spacious living room: also with fireplace
- Modern kitchen with casual sitting and dining areas
 - Aga and island unit; French doors to garden
 - Additional wc downstairs
 - Recently installed family bathroom
 - Re-wired and re-plumbed
- Cat6 ethernet connections for superfast broadband
- Pressurised oil fired central heating; gas connections to house
 - Upgraded insulation
- Fully enclosed, south-west facing rear garden
- Electric gates with generous, off-street parking
 - Timber garage/Garden store
- Short stroll to Ballyhackamore, Glider, Comber Greenway etc



Telephone 028 9065 0000

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Ground Floor

Hardwood front door with glazed fan light.

ENCLOSED ENTRANCE PORCH: Original mosaic tiled floor. Cornice ceiling. Internal door with leaded stained glass insets and sidelights.

RECEPTION HALL: Cornice ceiling, ceiling rose, corbels. Under stairs storage cupboard.



DRAWING ROOM: 16' 10" x 12' 7" (5.13m x 3.84m) (into bay). High cornice ceiling with centrepiece.

Brick fireplace with slate hearth and wood surround with log burning fire. Arch to:

DINING ROOM: 12' 7" x 12' 7" (3.84m x 3.83m) High cornice ceiling, also with centrepiece. Connecting door to hallway.



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LIVING ROOM: 17' 2" x 13' 5" (5.24m x 4.1m) High cornice ceiling with centrepiece. Fireplace with granite hearth. Bespoke, built-in storage cupboards with display shelving. Window shutters.



CLOAKROOM: Low flush wc, wash hand basin, heated towel rail, ceramic tiled floor.



KITCHEN/LIVING/DINING: 20' 8" x 17' 2" (6.29m x 5.24m) Modern range of high and low level units with granite work surfaces and matching island unit. Gas fired Aga (mains gas). Integrated Smeg dishwasher. Franke one and a half bowl underhung stainless steel sink unit with mixer tap. Display shelves, ceramic tiled floor. French doors to garden.



UTILITY ROOM: 11' 1" x 8' 11" (3.38m x 2.72m) Range of built-in cupboards. Single drainer one and a half bowl stainless steel sink unit. Plumbed for washing machine. Space for tumble dryer.



First Floor Return

LANDING: Original leaded stained glass with secondary glazing beyond. Cornice ceiling.



BATHROOM: White suite comprising panelled bath with telephone hand shower. Pedestal wash hand basin. Low flush wc. Feature radiator. Part tiled walls, ceramic tiled floor. Underfloor heating, heated mirror. Cupboard with high pressure water tank.



First Floor

PRINCIPAL BEDROOM: 14' 3" x 13' 5" (4.34m x 4.08m) (at widest points). Cornice ceiling, centrepiece. Picture rail. Door to:

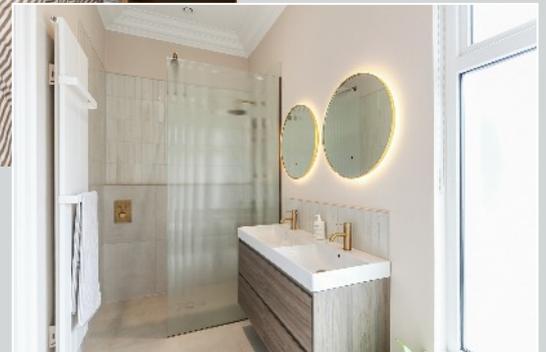
DRESSING ROOM: 12' 6" x 5' 6" (3.81m x 1.68m) (Connecting door back to hallway).

ENSUITE SHOWER ROOM: Comprising walk-in shower enclosure with "rain" head and additional telephone hand shower. Twin Roca sink units with tiled splashbacks and storage underneath. Roca wc. Cornice ceiling, ceramic tiled floor, part tiled walls. Underfloor heating, heated mirror. Built-in storage cupboards.



LANDING: Cornice ceiling. Access via pull-down ladder to:

ROOFSPACE: Part-floored in centre for storage. Excellent insulation.

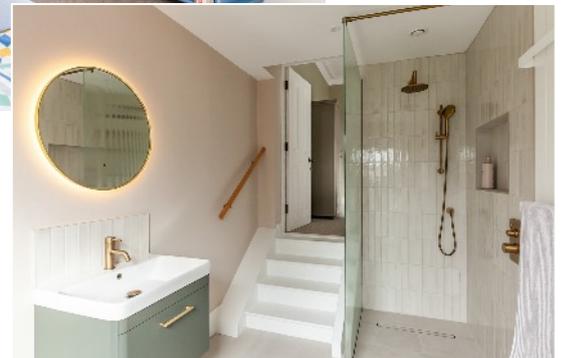


BEDROOM (2): 13' 4" x 12' 7" (4.06m x 3.83m) (at widest points). Cornice ceiling, centrepiece. Door to:

ENSUITE SHOWER ROOM: Comprising shower enclosure with "rain" head and telephone hand shower. Wash hand basin with tiled splashback and storage underneath. Roca wc. Ceramic tiled floor, part tiled walls. Underfloor heating. Heated mirror.



BEDROOM (3): 16' 8" x 13' 3" (5.09m x 4.05m) (at widest points and into bay). Cornice ceiling, picture rail, centrepiece.



Second Floor

BEDROOM (4): 10' 10" x 10' 8" (3.3m x 3.25m) (Currently used as study). Access to eaves storage on both sides.



OUTSIDE

Electric gates with access to tarmac driveway with parking and turning for several vehicles.

FRONT GARDEN: Lawn with mature trees, boundary hedging.

TIMBER GARAGE: Up and over door, power and light. Door to side and garden.

Gate to:

GOOD-SIZED, SOUTH-WEST FACING GARDEN: Excellent degree of privacy. Lawn with various flowerbeds, stocked with variety of plants and shrubs. Patio and sitting areas. Boiler housing.

Please Note: Under reference LA04/2021/0931/F, planning permission has been granted for a rear single storey extension. It incorporates a new garage, home office and outdoor kitchen/covered patio as well. Further details are available on request from our Ballyhackamore office.





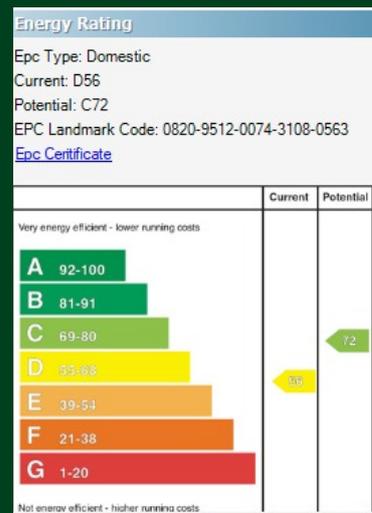
11 Kings Road, Belfast

LOCATION:

Travelling from the Sandown Road at Ballyhackamore end of Kings Road, the property is on the right hand side before junction with Knockhill Park.

- 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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