



Enjoying a generous, elevated site within a short stroll of Ballyhackamore village, this attractive, cottage-style detached home offers a flexible layout over two floors.

Deceptively spacious, there is well over 2500 square feet of well-proportioned accommodation. There are two good-sized bedrooms on the entry level and a further three doubles upstairs.

Although now requiring updating the sale has been priced to reflect the work a new owner is likely to undertake. With no onward chain it is nevertheless ready to move into.

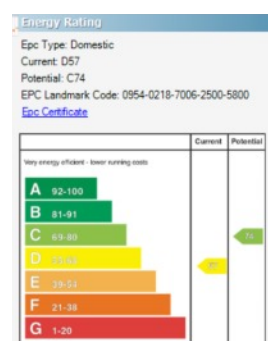
The versatility and location alone should attract a broad spectrum of interested parties. A choice of excellent schooling for all ages is in the vicinity and Belfast city centre is only three miles away.

It is only upon internal inspection that one can appreciate the potential and all this charming, unique home has to offer.

**Offers Over
£495,000**

148 Sandown Road,
Ballyhackamore,
BELFAST,
BT5 6GX

Viewing by
appointment with
& through agent
028 9065 0000





- Most attractive, spacious detached villa
- 5 double bedrooms; 2 on ground floor
- Principal with dressing room & potential ensuite
- Bright living room with attractive fireplace
- Additional family room
- Open plan kitchen with dining area
- Utility room & pantry
- 2 bathrooms; One on each floor
- Detached double garage
- Additional off street parking to rear
- Mature, good-sized gardens to both front & rear
- Gas fired central heating
- Short stroll to Ballyhackamore, Glider stops & Comber Greenway
- No onward chain
- Priced to allow for modernisation

The Property Comprises:

Ground Floor

Double doors to . . .

ENCLOSED ENTRANCE PORCH: Internal door with bevelled glass insets and side lights to . . .

RECEPTION HALL: Wood strip flooring. Plate rack.

LIVING ROOM: 18' 9" x 13' 3" (5.72m x 4.05m) (at widest points). Twin aspect with sliding sash windows. Attractive tiled fireplace with wood surround (gas fire not in operation/certified). Parquet, herringbone wood block flooring.



FAMILY ROOM: 14' 10" x 12' 4" (4.51m x 3.77m) (at widest points). Plate rack. Feature tiled fireplace and hearth. Glazed display cabinets.



PRINCIPAL BEDROOM: 16' 7" x 13' 4" (5.06m x 4.06m) (into bay). Wood block flooring.

DRESSING ROOM: 11' 5" x 9' 5" (3.48m x 2.86m) (Narrowing to 1.64m) Wood block flooring.

Door to . . .

ENSUITE SHOWER ROOM: (requires fitting and completion).



BEDROOM (2): 15' 9" x 9' 4" (4.8m x 2.84m) (into feature bay). Parquet herringbone wood block flooring.



BATHROOM: White suite comprising period, large bath with shower over. Low flush wc. Sink unit with wooden plinth and tiled splashback. Part tiled walls, ceramic tiled floor. Shelved linen cupboard.



KITCHEN/DINING: 22' 7" x 13' 10" (6.88m x 4.21m) (average). Range of built-in units including peninsula with integrated Neff dishwasher. Rangemaster cooker with six ring gas hob and granite work surfaces. Integrated Normende fridge freezer. Twin sink unit in old Belfast style. Open plan to DINING AREA with feature side bay (cast iron stove not operational). French doors to garden.



REAR PORCH: Door to garden.

PANTRY: Shelving.

UTILITY ROOM: Plumbed for washing machine, space for tumble dryer, fridge freezer etc. Old Belfast sink unit. Original WC.

First Floor

LANDING: STUDY AREA. Range of built-in storage including cupboard with Worcester Bosch gas boiler.

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BEDROOM (3): 18' 10" x 9' 11" (5.75m x 3.02m) (at widest points). Living/study area. Wash hand basin.

BEDROOM (4): 13' 3" x 10' 4" (4.03m x 3.16m) Twin aspect. Range of built-in storage.



BEDROOM (5): 12' 10" x 12' 10" (3.91m x 3.91m) (at widest points). Twin aspect. Built-in wardrobes with cupboards above.

BATHROOM: Coloured suite comprising large panelled bath with shower over. Pedestal wash hand basin, low flush wc.



Outside

Sweeping driveway, leading through mature front garden with excellent natural screening, to side and around to rear.

DOUBLE GARAGE: Twin up and over doors (in need of repair/replacement).

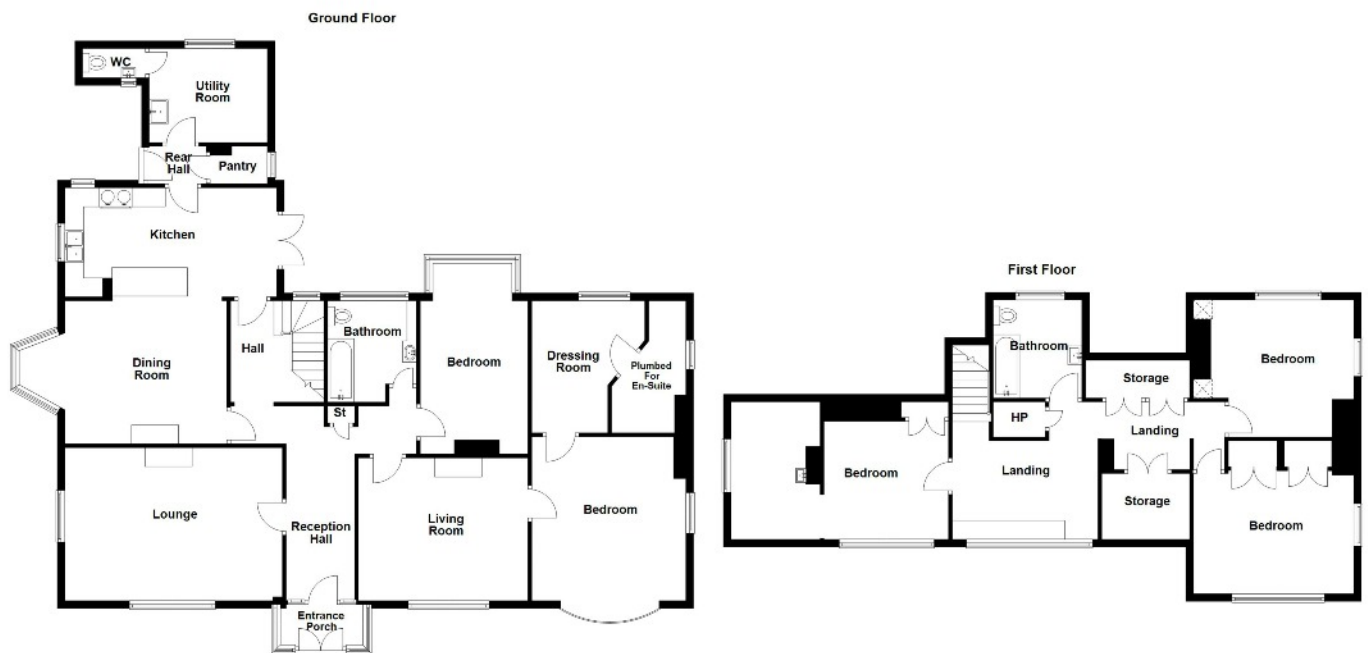
GARDEN: Lawn to rear with excellent degree of privacy. Patio area. Variety of plants, trees and shrubs with separate, pedestrian path and steps to front door and to side. Sitting areas which catch the sun at different times of the day.



Location:

Coming into Ballyhackamore on the Upper Newtownards Road, turn right at traffic lights after Templeton Robinson office. This is the Sandown Road and property is on the left hand side after Knockvale Park.

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