



This beautifully presented home offers spacious, low - maintenance accommodation, blending traditional design with stylish contemporary finishes. Modern conveniences include a ground floor W.C. and an en suite shower room, ensuring comfort and practicality throughout.

Set within a small, private development of just four semi-detached homes and one detached property, it enjoys a superb location in the heart of Ballyhackamore.

The vibrant villages of Ballyhackamore and Belmont are only a short stroll away, offering an excellent choice of restaurants, cafes, bars, and boutique shops. The property is also within the catchment area for a range of highly regarded primary and secondary schools, and close to local parks and leisure facilities.

Belfast City Centre, George Best Belfast City Airport, the Ulster Hospital, and Parliament Buildings at Stormont are all easily accessible, making this an ideal choice for those seeking convenience without compromising on style.

Offers Around  
£325,000

10 Wandsworth Court,  
Ballyhackamore,  
BELFAST,  
BT4 3GD

Viewing by  
appointment  
through agent  
028 9042 4747



- Beautifully presented semi detached home in the heart of Ballyhackamore
- Spacious living room with feature electric stove
- Modern fitted kitchen open plan to casual dining area
- Downstairs cloakroom with WC
- Three well proportioned bedrooms to include principal with ensuite shower room
- Modern white bathroom suite with separate shower
- uPVC double glazing and gas fired central heating
- Home office
- Private driveway with ample parking
- Larger than average enclosed South facing rear garden
- Very popular location



The Property Comprises:

Composite front door to...

Ground Floor

ENTRANCE HALL:

CLOAKROOM: Low flush WC, wash hand basin with tiled splash back, ceramic tiled floor, extractor fan.

LOUNGE: 17' 1" x 11' 10" (5.2m x 3.6m) Electric stove with polished granite hearth.



MODERN FITTED KITCHEN WITH CASUAL DINING AREA AND OPEN PLAN TO FAMILY ROOM: 21' 12" x 17' 1" (6.7m x 5.2m) Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, built in oven, 4 ring gas hob with stainless steel extractor fan, plumbed for washing machine, gas fired boiler, ceramic tiled floor, part tiled walls, separate pantry, uPVC double glazed patio door to enclosed good sized garden.

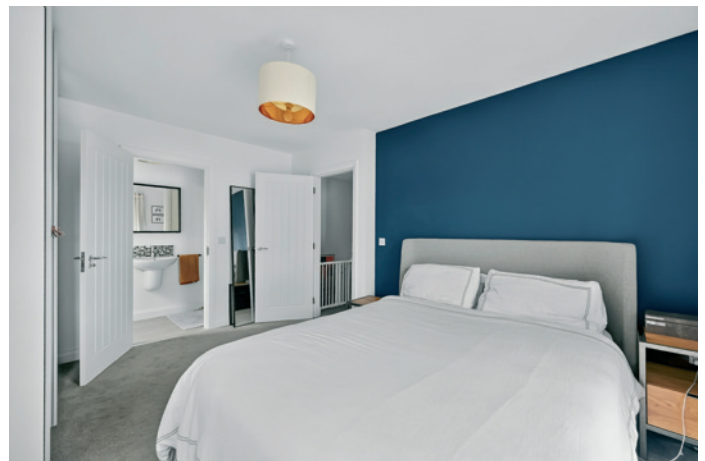
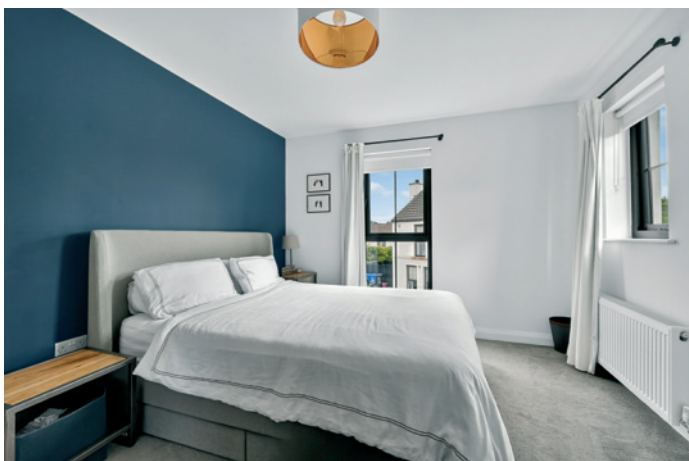




## First Floor

LANDING: Linen cupboard.

BEDROOM (1): 13' 9" x 10' 6" (4.2m x 3.2m)



ENSUITE SHOWER ROOM: Fully tiled built in shower cubicle with shower unit, low flush WC, wash hand basin with mixer tap, tiled splashback, ceramic tiled floor.



BEDROOM (2): 10' 6" x 9' 6" (3.2m x 2.9m)



BEDROOM (3): 11' 10" x 7' 10" (3.6m x 2.4m)



MODERN BATHROOM: White suite comprising panelled bath with mixer tap, low flush WC, wash hand basin with splash back, fully tiled built in shower cubicle, ceramic tiled floor.





## Outside

Tarmac driveway to private parking with ample additional guest parking.

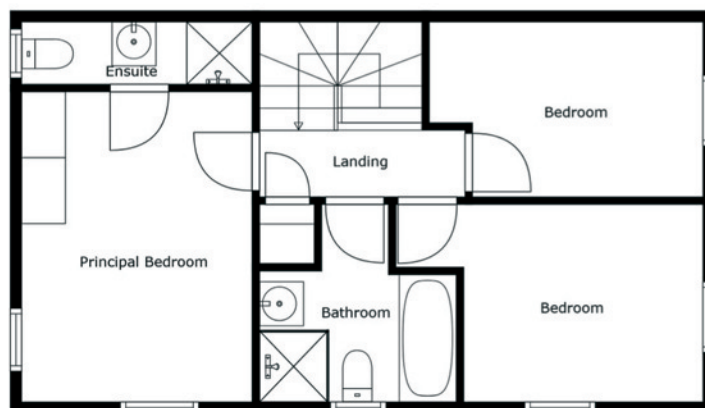
Enclosed good sized rear garden laid in lawns.



Home office with light and power.



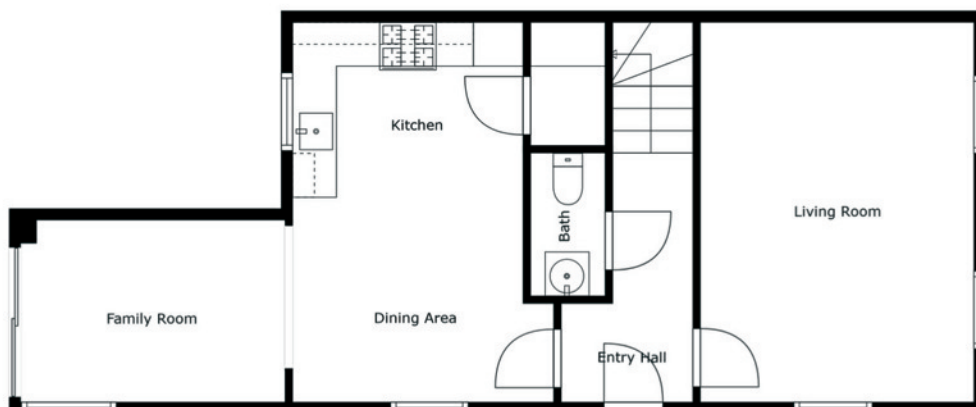
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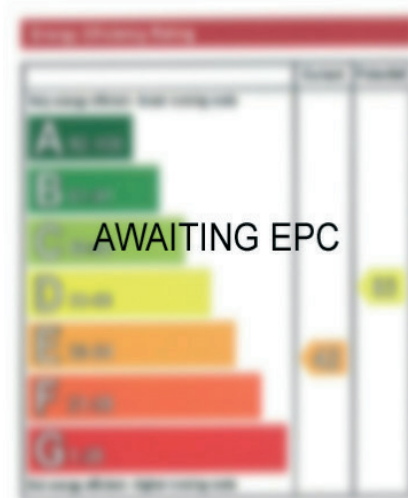
Floor 2



Floor 1



Sizes And Dimensions Are Approximate. Actual May Vary.



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