

simon**BRIEN**  
RESIDENTIAL

118 Sandown Road,  
Belfast, BT5 6GX



Asking Price £365,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Semi-Detached Villa Located In The Heart Of Ballyhackamore
- Four Well Proportioned Bedrooms
- Living Room
- Family Room
- Snug
- Modern Fitted Kitchen With Dining Area
- Utility Room
- Downstairs Cloakroom
- Contemporary White Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazed Window Frames
- Ample Off Street Parking
- Landscaped Front & Rear Garden Area
- Within Walking Distance Of Local Shops, Cafes & Restaurants
- Convenient To Belfast City Centre, The Comber Greenway & The Outer Ring
- Close To Leading Primary & Post Primary Schools



## SUMMARY

This attractive semi-detached villa, enjoys a superb position on the Sandown Road, in a highly convenient part of ballyhackamore.

The spacious accommodation comprises an entrance hall, downstairs cloakroom, living room, family room, snug, and a modern fitted kitchen with dining area on the ground floor. On the first floor, there are four well proportioned bedrooms, and bathroom in contemporary white suite. Outside, there is ample off street parking to the front along with a landscape garden area, to the rear of the property is a patio area which leads to further landscaped garden with lawn and shrub beds.

Within walking distance to a wealth of local shops, cafes and restaurants, leading local primary and post primary schools are also within easy reach. Excellent public transport links, Belfast City Centre and the Outer Ring are easy accessible from the Sandown Road. Early viewing is advised.

## ACCOMMODATION

### GROUND FLOOR

Hardwood front door with single glaze insets and side panels leading to:

### ENTRANCE HALL:

Solid wooden floor. Corniced ceiling.



### CLOAKROOM:

White suite comprising, pedestal wash hand basin. Low flush WC. Solid wooden floor.



**LIVING ROOM:**  
**16' 5" x 12' 4" (5m x 3.76m) (to bay)**  
 Corniced ceiling. Picture rail. Attractive fireplace with cast iron inset and tiled hearth.

**FAMILY ROOM:**  
**13' 7" x 12' 5" (4.14m x 3.78m)**  
 Corniced ceiling. Picture rail.

**SNUG:**  
**12' 6" x 9' 0" (3.81m x 2.74m)**  
 Solid wooden floor. Open to:

**KITCHEN / DINING AREA:**  
**17' 0" x 11' 8" (5.18m x 3.56m) (max.)**  
 Excellent range of modern high and low level units with granite work surfaces. Belfast sink with mixer taps. Partially tiled walls. Cooker point. Plumbed for oven and extractor fan over. Plumbed for American style fridge/freezer. Partially ceramic tiled floor, and partially solid wooden floor. French uPVC double glazed doors to rear.

**UTILITY ROOM:**  
**11' 3" x 7' 3" (3.43m x 2.21m)**  
 Stainless steel sink unit with mixer taps. Plumbed for washing machine. Ceramic tiled floor.



**FIRST FLOOR**

**LANDING:**

Access to hot press.

**BATHROOM:**

Contemporary white suite comprising of freestanding bath with mixer taps. Pedestal wash hand basin with mixer taps. Low flush WC. Fully tiled shower cubicle with Mira Sport electric shower and thermostatic shower. Chrome towel radiator. Ceramic tiled floor. Recess spotlighting.



**BEDROOM (1):**

16' 6" x 12' 4" (5.03m x 3.76m) (to bay)

**BEDROOM (2):**

13' 6" x 12' 5" (4.11m x 3.78m)

**BEDROOM (3):**

9' 10" x 8' 2" (3m x 2.49m)

**BEDROOM (4):**

9' 4" x 9' 0" (2.84m x 2.74m)

Access to roof space.

**OUTSIDE**

To the rear of the property there is a patio area leading to raised landscaped gardens, timber fencing, shrub beds and oil fired boiler and tank. Outside tap and light. Raised garden in lawn. Brick barbeque and patio area. Off street parking to the side. Garden in lawn to the front.







# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/F/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	45	52
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 7109-0008-0266-6870-7280

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