

663 Upper Newtownards Road,
Belfast, BT4 3NT



Offers Over £650,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Stunning Detached Villa
- Five Bedrooms (Four With En Suite Shower Rooms)
- Family Bathroom
- Large First Floor Games Room
- Large Living Room Open To Luxury Kitchen And Dining Area
- Separate Lounge
- Office/Study
- Bathroom On Ground Floor
- Large Utility Room
- Integral Garage
- Generous Gardens To The Rear With Southerly Aspect
- Ample Parking To The Front
- Gas Central Heating
- Double Glazed Throughout



SUMMARY

Very rarely does such a superb family home like this, become available on the market. 663 Upper Newtownards Road is a beautiful, 3,500 Sq Ft detached villa presented in superb condition with gas fired central heating and double glazing.

The property has recently undergone a programme of modernisation and now provides spacious family accommodation.

The ground floor is home to a fabulous open plan kitchen dining room, study, a separate utility room, and a large drawing room. There are five bedrooms on the first floor, four with en suite shower rooms. Additional benefits include a family bathroom, ground floor bathroom, a first floor games room, and an integrated double garage.

Externally the property has well manicured front and rear gardens, with a southerly aspect to the rear and a patio area which is ideal for entertaining. To the front there is a driveway with ample off street parking for up to 5 vehicles. Enjoying a superb location across the road from the splendid grounds of Stormont Estate. The Ulster Hospital is also within half a mile. "Glider" stops are a short walk away thus giving easy access to both vibrant Ballyhackamore and to Belfast City Centre. Local shops and cafes such as General Merchants and Jack Straws are within a short stroll.

Named as one of the best places to live in the UK by The Times, Ballyhackamore Village is just over a mile way. It features national and independent shops and restaurants yet is friendly and community-orientated. Access to the traffic-free Comber Greenway is just around the corner as well.

THE PROPERTY COMPRISES:

GROUND FLOOR

ENCLOSED ENTRANCE PORCH:
5' 11" x 5' 7" (1.8m x 1.7m)

ENTRANCE HALL:
25' 7" x 16' 1" (7.8m x 4.9m)



LOUNGE:
16' 5" x 14' 1" (5.0m x 4.3m)

KITCHEN WITH LIVING AND BREAKFAST AREA :
29' 6" x 23' 11" (9.0m x 7.3m)

BATHROOM:
8' 2" x 5' 7" (2.5m x 1.7m)

OFFICE:
16' 5" x 9' 10" (5.0m x 3.0m)

UTILITY ROOM:
15' 5" x 13' 1" (4.7m x 4.0m)

INTEGRAL GARAGE:
15' 5" x 14' 9" (4.7m x 4.5m)







FIRST FLOOR

MAIN BEDROOM:

17' 9" x 17' 1" (5.4m x 5.2m)

Two walk-in wardrobes

ENSUITE SHOWER ROOM:

9' 10" x 6' 3" (3.0m x 1.9m)

BEDROOM (2):

12' 2" x 10' 6" (3.7m x 3.2m)

ENSUITE SHOWER ROOM:

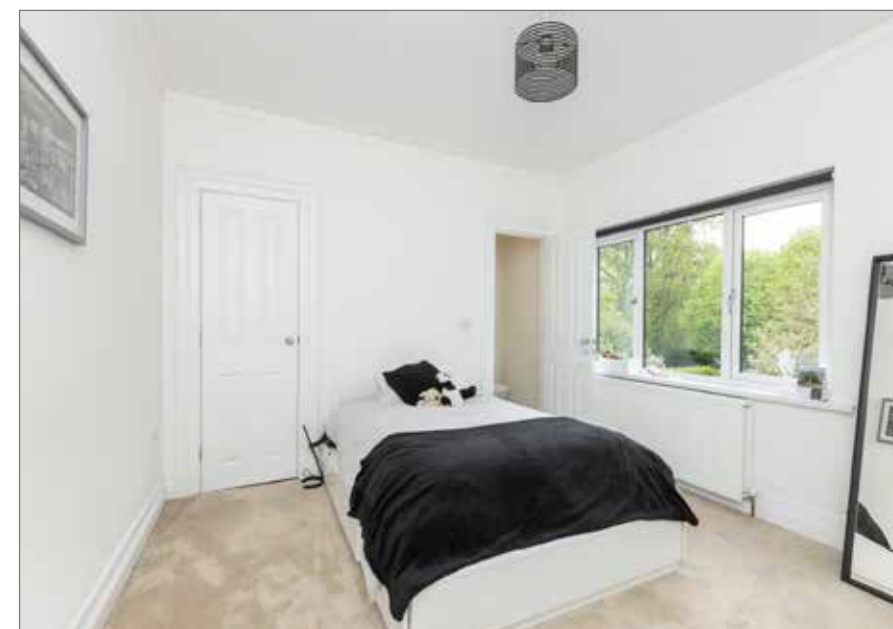
6' 11" x 3' 3" (2.1m x 1.0m)

BEDROOM (3):

13' 1" x 10' 10" (4.0m x 3.3m)

ENSUITE SHOWER ROOM:

10' 10" x 2' 11" (3.3m x 0.9m)



BEDROOM (4):

15' 5" x 11' 2" (4.7m x 3.4m)

ENSUITE SHOWER ROOM:

8' 2" x 3' 3" (2.5m x 1.0m)





BEDROOM (5):
9' 6" x 8' 10" (2.9m x 2.7m)

GAMES ROOM
22' 12" x 15' 5" (7.0m x 4.7m)

BATHROOM:
9' 6" x 6' 7" (2.9m x 2.0m)



Location



From Ballyhackamore drive past the Stormont Estate entrance and the property is on the right just after the turn off for Rosepark

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



Lettings Department

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REF: SHJD/L/20/SO



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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