

simon**BRIEN**
RESIDENTIAL

62 Kings Road,
Belfast, BT5 6JL



Offers Over £750,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- A substantial detached family home situated on the prestigious Kings Road in East Belfast
- Period features retained throughout with stunning fireplaces, cornicing and ceiling roses
- Generous site with large back garden to the rear
- Self-contained attached annex to rear which could be used for a multitude of purposes – an elderly relative/home office/teenagers space
- Four reception rooms including a drawing room, living room, sitting room, dining room (all with beautiful fireplaces with a gas supply) and a home office
- Solid hardwood fitted kitchen with casual dining space
- Five bedrooms
- Principal bedroom with dressing room and en suite shower room
- Family bathroom and WC
- Downstairs cloakroom and WC
- Detached garage with twin opening doors to allow access through to garden at rear
- Large enclosed rear laid in lawn with patio space
- Driveway parking to the front and side
- Gas central heating (new boiler installed recently)
- Double glazed windows
- A short walk to Ballyhackamore Village
- Close to popular local primary and secondary schools, all your day to day amenities and arterial and public transport networks to Belfast City Centre
- A 10 minute drive to George Best Belfast City Airport

SUMMARY

This period detached home is situated on the ever-popular and well-renowned Kings Road, in the bustling Ballyhackamore area of East Belfast. Ballyhackamore Village is only a short walk, where you have a host of coffee shops, restaurants and day-to-day amenities. There are an excellent range of primary and secondary schools, parks and recreational areas on your doorstep also.

The accommodation is substantial and is laid out over three levels. The period features have been retained throughout with beautiful fireplaces, corniced ceilings and ceiling roses. You are greeted by an entrance porch which leads into a the reception hall, there are four reception rooms which are currently being used as a drawing room, living room, dining room and home office. To the rear is a handcrafted solid hardwood kitchen with casual dining space and sliding doors to the side patio. From the kitchen area you access the attached annex.

The annex comprises of a kitchen, bedroom, shower room and living area with doors to the rear, there is also a separate access to the driveway. Ideal for those who wish to run a business or have a relative living with them who would like independent living from the main house. On the first floor there are three generous bedrooms and a family bathroom. The principal suite has a dressing room and a shower room. On the second floor are a further two bedrooms and a large luggage room for storage.

The house sits on a generous site with a large flat lawn to the rear. In addition there is a garage with twin opening doors to the front and rear with paved space, this is for ease of access for gardening or potentially storing a caravan, boat or trailer safely at the rear of the property. To the front and side there is a tarmac driveway and mature shrub beds offering privacy from the road. The heating is gas fired and windows are double glazed.

All in all this is a fine home with ample potential for the next owner. Internal viewing is recommended to appreciate what space there is to offer.



ACCOMMODATION

GROUND FLOOR

Double opening PVC doors to Entrance Porch.

ENTRANCE PORCH:

Tiled floor, hardwood inner door with detailed glazed inset.



ENTRANCE HALL:

Corniced ceiling, ceiling rose, under stairs storage cupboard, storage cupboard with meter.



CLOAKROOM:

Coats and boot space, fitted cabinetry and wine rack, tiled floor.

WC:

Low flush WC, pedestal wash hand basin, tiled floor, fully tiled walls.



DRAWING ROOM:

18' 9" x 13' 7" (5.72m x 4.14m) Into bay.

Handcrafted marble fire surround with gas inset and marble hearth, corniced ceiling, ceiling rose.



LIVING ROOM:

17' 10" x 13' 9" (5.44m x 4.19m)

Hardwood fireplace with mirror above, marble inset and gas fire and marble hearth, plate shelf, corniced ceiling, ceiling rose.



DINING ROOM:

15' 4" x 12' 11" (4.67m x 3.94m)

Slate fire surround with decorative tiled and cast iron inset, plumbed for gas fire and slate hearth.



HOME OFFICE:

20' 6" x 11' 1" (6.25m x 3.38m)



KITCHEN WITH CASUAL DINING:

20' 6" x 11' 1" (6.25m x 3.38m)

Excellent range of solid hardwood fitted units, 1.5 drainer stainless steel sink unit with mixer taps, integrated Miele dishwasher, recess for electric cooker with concealed extractor hood, integrated microwave, integrated fridge, partly tiled walls, fitted dresser with glazed units, casual dining for 6, sliding door to side, tiled floor, recessed lighting, access to annex.



KITCHEN:
11' 0" x 5' 9" (3.35m x 1.75m)

High and low level fitted units, stainless steel sink unit with mixer taps, recess for fridge freezer, recess for fridge, plumbed for washing machine, tiled floor.



SHOWER ROOM:

Low flush WC, wash hand basin with vanity unit beneath, corner shower with chrome thermostatic controls, tiled floor, fully tiled walls.



HOTPRESS

ANNEX

PVC glazed entrance door to Hallway.

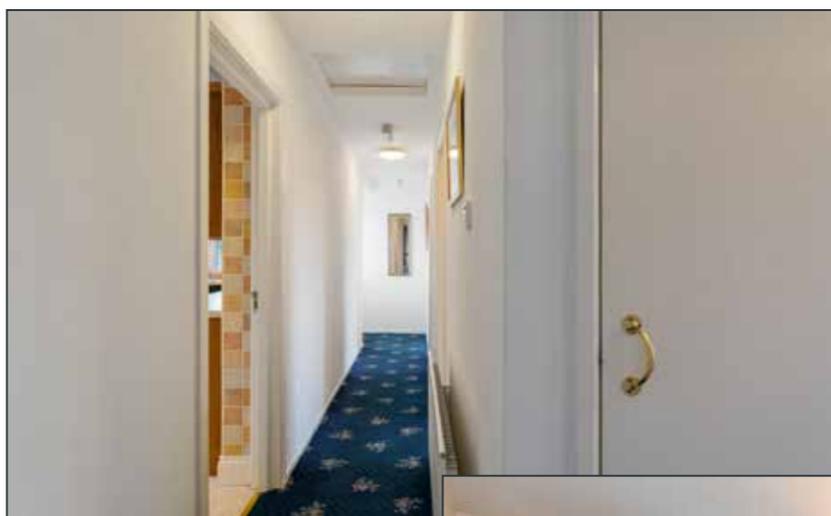
HALLWAY:

Storage room with hot water tank, access to roofspace.

LIVING ROOM:

11' 0" x 11' 0" (3.35m x 3.35m)

Double opening doors to rear patio gardens.



BEDROOM/STUDY:

14' 4" x 9' 8" (4.37m x 2.95m)





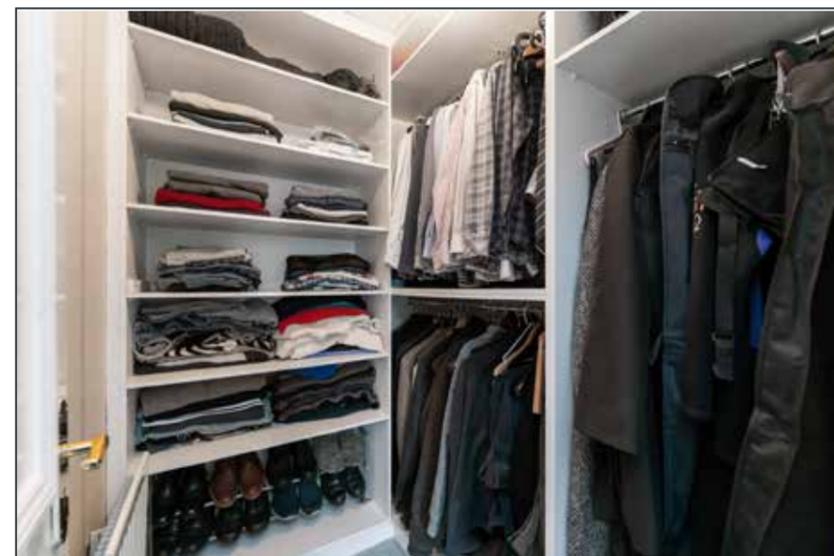
FIRST FLOOR RETURN

BATHROOM:

5 piece suite comprising of low flush WC, bidet, wash hand basin with vanity unit, panelled jet bath, tiled shower with Mira instant heat electric shower, heated towel radiator, fully tiled walls.

HOTPRESS:

Shelved, hot water tank.



DRESSING ROOM:

6' 3" x 5' 3" (1.91m x 1.6m)

Shelved with hanging space.



FIRST FLOOR

LANDING:

Corniced ceiling, corbels.



ENSUITE SHOWER ROOM:

Low flush WC, wash hand basin with vanity unit below and illuminated wall mirror above, fully tiled power shower with chrome thermostatic fittings, fully tiled walls.



BEDROOM (1):

17' 6" x 13' 9" (5.33m x 4.19m)

Corniced ceiling, ceiling rose.



BEDROOM (2):

13' 9" x 12' 11" (4.19m x 3.94m)

Pedestal wash hand basin.





BEDROOM (3):
13' 9" x 10' 10" (4.19m x 3.3m)
Pedestal wash hand basin.



BEDROOM (5):
12' 11" x 10' 9" (3.94m x 3.28m)
Large eaves storage, fitted drawers into eaves, fitted desk and wardrobe, velux window.



SECOND FLOOR RETURN
LARGE LUGGAGE ROOM
SECOND FLOOR
SPACIOUS LANDING:
Velux window.



OUTSIDE
GARAGE:
20' 1" x 16' 6" (6.12m x 5.03m)
Access to front via remote roller shutter door and access to rear via double opening hardwood doors, gas boiler, power and light.
Tarmac driveway to front with mature shrub bed, water supply to side.
Large garden to rear laid in lawns, patio space, garden shed, water supply, mature boundaries and shrub beds, security lighting.

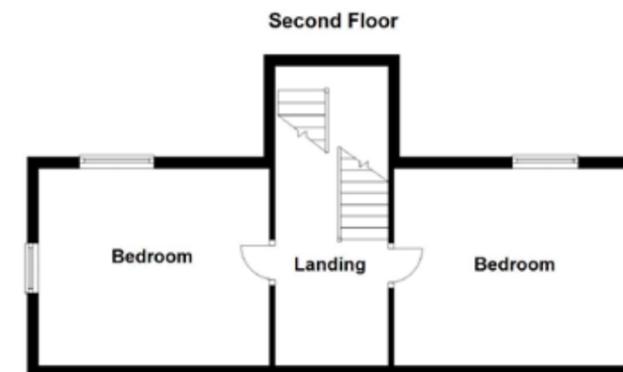
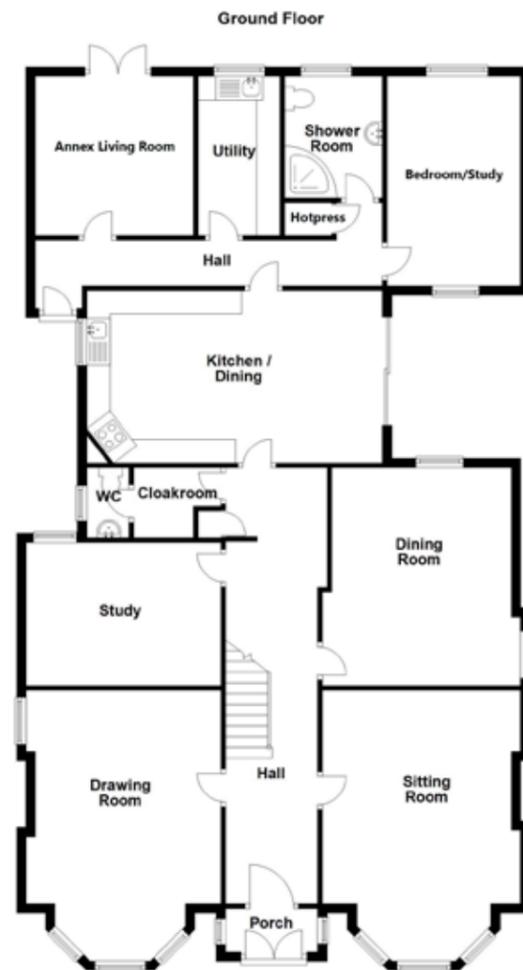
RATES: £4086.65



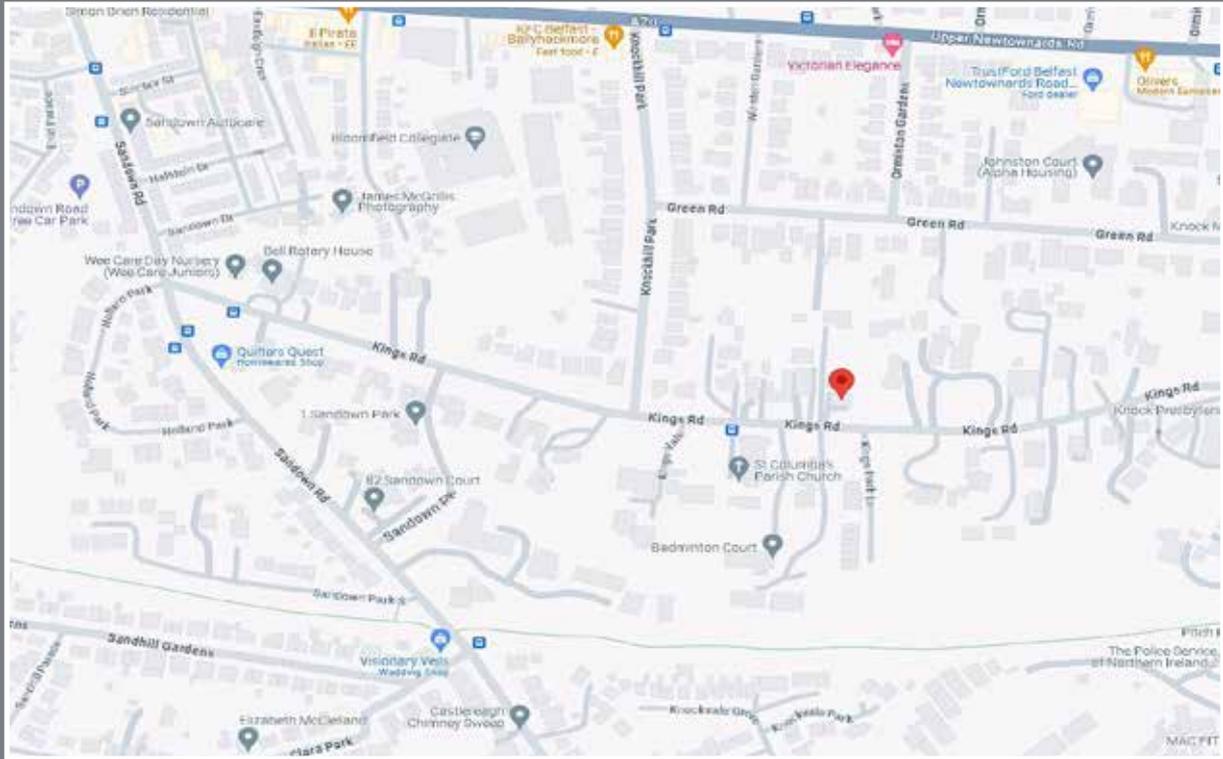
BEDROOM (4):
12' 10" x 10' 9" (3.91m x 3.28m)
Large eaves storage, fitted drawers into eaves, fitted desk and wardrobe, velux window.







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



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REF: TB/C/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	48 E
21-38	F		
1-20	G		

EPC REF: 0252-3035-3207-3424-6204

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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