

simon**BRIEN**
RESIDENTIAL

90 Upper Newtownards Road,
Belfast, BT4 3EN



Asking Price £325,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Superb Four Bedroom Three-Storey Mid-Terrace Situated in Ballyhackamore
- Fully Renovated in 2009 - Rewired/Replumbed/ Fully Re-plastered Throughout Along With Insulated External Walls/Solid Floors/Insulation/Damp Proof Course
- Beautifully Presented Throughout
- Through Lounge / Dining With Feature Bay Window & Fireplace
- Spacious Modern Fitted Kitchen With Integrated Appliances
- Main Bedroom With Feature Bay Window & Fireplace
- Three further bedrooms (One With Ensuite Shower Room)
- New Insulation/Walls Replastered
- Office
- Family Bathroom With Bath & Separate Shower
- uPVC Double Glazed Window Frames Installed 2009
- Gas Fired Central Heating
- Enclosed Rear Garden Area With Garden Room
- Detached Garage With First Floor Storage Area
- Gated Driveway To Front With Parking For 2+ Cars
- Highly Convenient To all Amenities Within Ballyhackamore & Belmont Village

DESCRIPTION

We are delighted to present for sale, this superb four bedroom three storey mid terrace property situated in the ever-popular location of Ballyhackamore in East Belfast. This property has been extensively renovated in 2009 when it was rewired, replumbed with gas fired central heating, new double glazing window frames fitted, new insulated solid ground floor and damp proof course installed.

The property is walking distance to Ballyhackamore and Belmont village, and a short drive into Belfast City Centre meaning it is highly convenient for both work, amenities, and social activities.

The layout comprises an entrance porch, entrance hall, through lounge/dining area with feature bay window and a modern fitted kitchen with integrated appliances. On the first-floor return is a family bathroom with separate shower and an office. On the first floor to the front is a spacious bedroom with bay window and feature fireplace and bedroom 2. On the second floor are a further two bedrooms – one of which has an ensuite shower room. To the front of the property there is also private driveway parking for 2+ cars. To the rear is a detached garage with first floor storage area and an enclosed garden in lawn and a garden room.

All in all, this fine home that will suit a wide range of buyers. Internal inspection is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

Composite front door with doubled glazed inset to entrance porch with ceramic tiled floor. Entrance hall with cermaic tiled floor



THROUGH LOUNGE: 25' 10" x 13' 2" (7.87m x 4.01m)

Attractive fireplace, ceramic tiled floor,



cornice ceiling, doors to:

KITCHEN:

18' 3" x 8' 8" (5.56m x 2.64m)



machine, recess for tumble dryer, part tiled walls, spotlights, understairs storage cupboard

FIRST FLOOR

BATHROOM:

Contemporary white suite, push



button with mixer taps, fully tiled shower cubicle, twin wash hand basin with mixer taps, ceramic tiled floor, spotlights

FIRST FLOOR



OFFICE:

6' 6" x 5' 5" (1.98m x 1.65m)

Access to hotpress

BEDROOM (1):

17' 0" x 14' 2" (5.18m x





4.32m)
 Attractive fireplace, cornice ceiling, cornice rose

11' 4" x 10' 0" (3.45m x 3.05m)



OUTSIDE

Rear - enclosed yard, decking, access alleyway to front garden

DETACHED GARAGE:

24' 3" x 13' 1" (7.39m x 3.99m)

Roller shutter door, power and light, stairs to floored storage

GARDEN ROOM:

15' 2" x 8' 0" (4.62m x 2.44m) S



BEDROOM (2):
11' 2" x 10' 3" (3.4m x 3.12m)

SECOND FLOOR

LANDING:

Access to roofspace



BEDROOM (3):
11' 4" x 11' 4" (3.45m x 3.45m)

ENSUITE BATHROOM:

Contemporary white suite, fully tiled shower cubicle, thermostatic control valve, push button WC with vanity unit and mixer taps, ceramic tiled floor

BEDROOM (4):



