

simon**BRIEN**
RESIDENTIAL

9 Ascot Gardens,
Belfast, BT5 6LX



Offers Over £550,000

Telephone 02890 595555
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KEY FEATURES

- Contemporary detached property located in a sought after location off the Knock Road
- Spacious accommodation over two levels
- Double height entrance hall
- Open plan kitchen, dining and living space
- Sitting room with wood burning stove
- Home office
- Utility room
- Cloakroom
- Four bedrooms
- Main bedroom with dressing area and en suite shower room
- Family bathroom on first floor
- Oil fired central heating
- Double glazed windows
- Gardens to front with pedestrian access to Ascot Gardens
- Entertaining patio space to rear accessed from kitchen area
- Private parking to rear accessed via electric gates with electric car charging point
- Convenient location close proximity to the outer ring for commuting to Belfast
- Walking distance to Ballyhackamore and Stormont Estate

SUMMARY

9 Ascot Gardens is a contemporary detached home situated off the Knock Road in East Belfast. It is a short walk to Ballyhackamore village and Stormont Estate, has plenty of amenities nearby and a wide range of schools within close proximity.

You are greeted by a modern double height entrance hall with gallery landing. The accommodation comprises of an open plan kitchen and dining area with steps down to a spacious every day living space with floor to ceiling windows overlooking the mature front gardens. In addition there is a sitting room with wood burning stove, home office, utility room and cloakroom. On the first floor are four good sized bedrooms, the main bedroom has a generous walk in wardrobe space and recently fitted en suite shower room, there is a main bathroom which facilitates the other bedrooms.

Externally the property has ample privacy as it is surrounded by mature trees and shrubs. There is pedestrian access to the front to Ascot Gardens and vehicular access to the rear accessed via electric gates with an electric car charging point. From the kitchen area you can access the patio area which is ideal for summer entertaining.

All in all this is a fine home in a highly popular location within East Belfast.



ACCOMMODATION

GROUND FLOOR

Hardwood panelled entrance door with glazed side panel.



ENTRANCE HALL:

Ceramic tiled floor, vaulted ceiling with velux window, wall light wiring, recessed lighting, large walk in storage cupboard, stairs to first flooring, feature gallery landing.



CLOAKROOM:

Low flush WC, wash hand basin, ceramic tiled floor, recessed lighting.



HOME OFFICE:
9' 5" x 9' 3" (2.87m x 2.82m)

Wood strip floor, recessed lighting.

UTILITY ROOM:
8' 2" x 5' 1" (2.49m x 1.55m)

Fitted units with stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, recess for tumble dryer, fitted shelving, ceramic tiled floor, recessed lighting.

LIVING ROOM:
20' 5" x 10' 11" (6.22m x 3.33m)

Cast iron wood burning stove with slate hearth, wood strip floor.



KITCHEN/DINING:
20' 6" x 10' 9" (6.25m x 3.28m)

Excellent range of high and low level fitted units, stainless steel sink unit with mixer taps, 5 ring ceramic hob with concealed extractor hood, integrated oven, recess for American style fridge freezer, integrated wine fridge, integrated dishwasher, space for 4-6 seater dining table, ceramic tiled floor, recessed lighting, glazed door to rear patio. Open to Living Area.



LIVING AREA:
17' 3" x 13' 6" (5.26m x 4.11m)

Large floor to ceiling windows with attractive outlook to gardens, ceramic tiled floor, recessed lighting.



FIRST FLOOR

LANDING:

Access to roofspace. Large shelved linen cupboard.

BEDROOM (1):

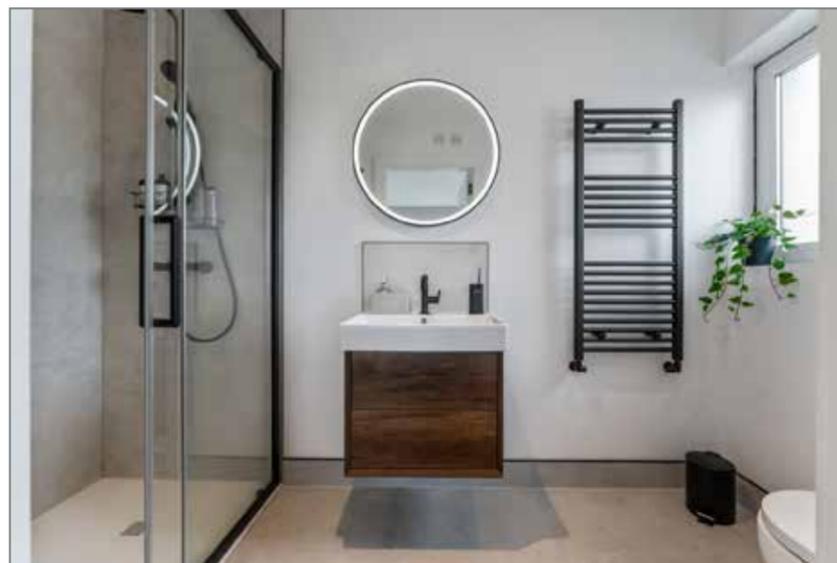
14' 6" x 11' 4" (4.42m x 3.45m)

Large picture window with views across Belfast, recessed lighting, access to walk in dressing area.

DRESSING AREA:

14' 6" x 4' 1" (4.42m x 1.24m)





ENSUITE SHOWER ROOM:

Contemporary suite comprising of low flush WC, wash hand basin with drawers beneath, large shower with overhead and hand held fitment, heated towel radiator, tiled floor, recessed lighting.



BEDROOM (4):
10' 9" x 8' 8" (3.28m x 2.64m)



BEDROOM (2):
14' 11" x 9' 4" (4.55m x 2.84m)

Recessed lighting.



BATHROOM:

Suite comprising of low flush WC, pedestal wash hand basin, panelled bath with mixer taps and instant heat electric shower, tiled floor, fully tiled walls, chrome heated towel radiator, recessed lighting.



BEDROOM (3):
12' 11" x 8' 10" (3.94m x 2.69m)

Fitted with full length built in wardrobes.



OUTSIDE

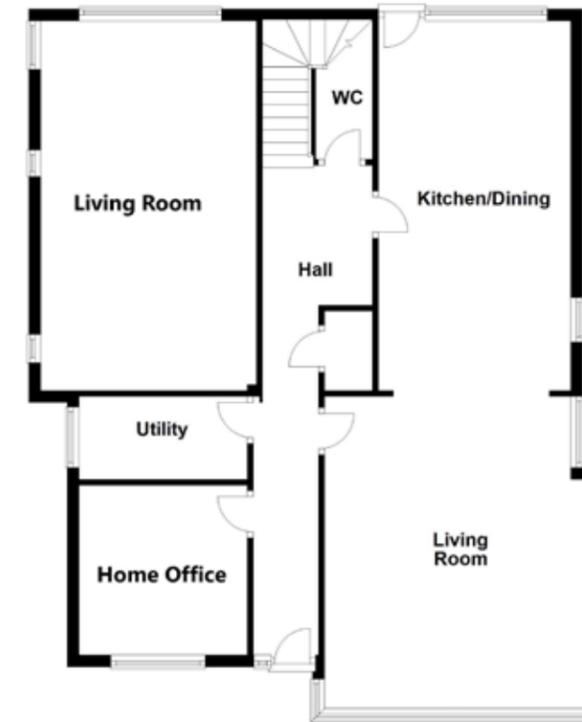
Remote sliding gate to private and enclosed parking area, PVC oil tank, enclosed patio barbecue area.

Pedestrian access to front via path from Ascot Gardens. Garden laid in lawn with mature hedge boundary.



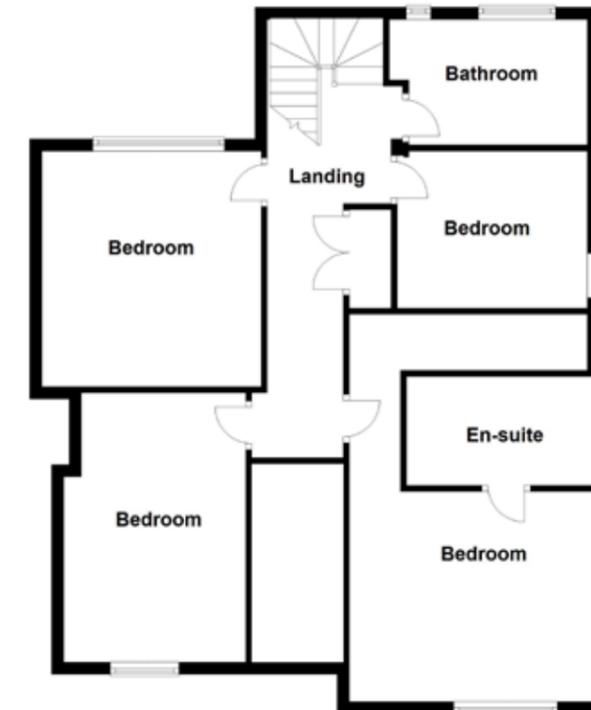
FLOOR PLANS

Ground Floor

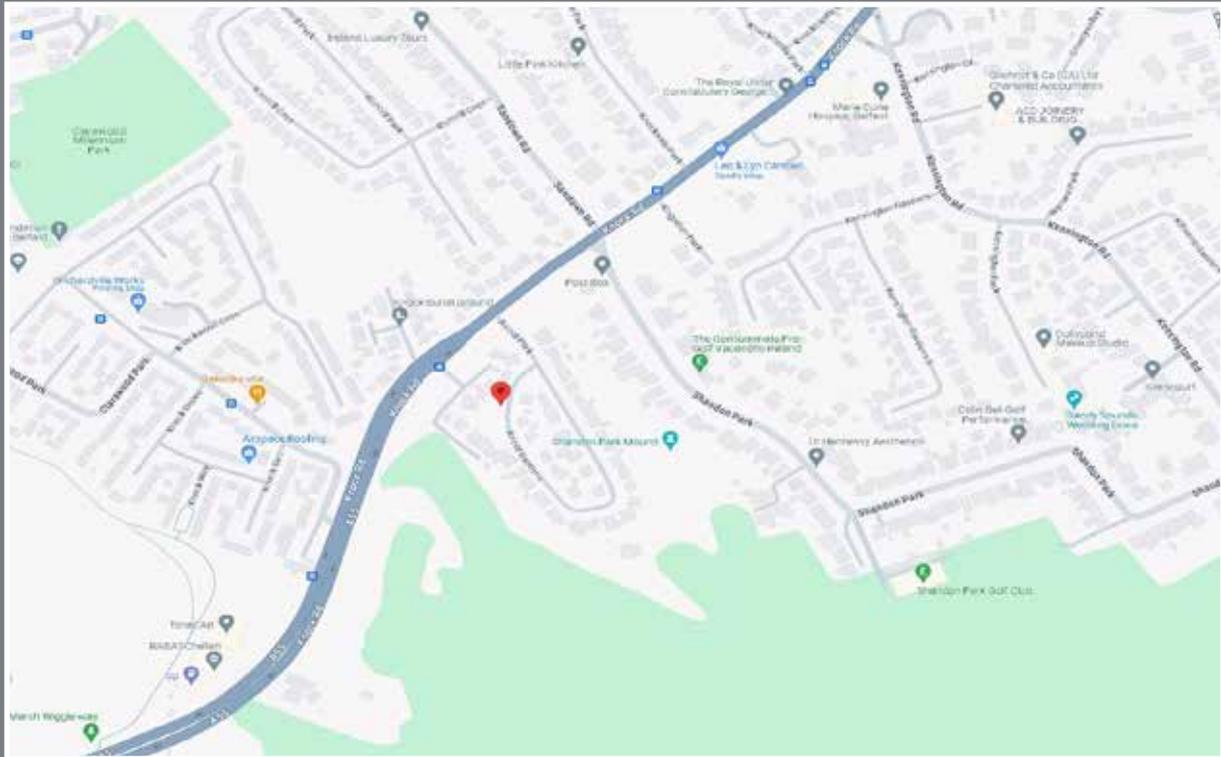


This plan is for illustrative purposes only.
Plan produced using PlanUp.
9 Ascot Gardens, Belfast

First Floor



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

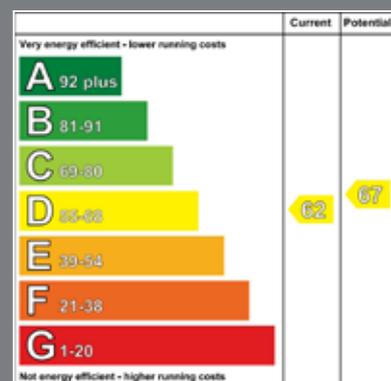


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