



JOHNMINNIS
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LETTING SPECIALISTS

663 Upper Newtownards Rd | Belfast, BT4 3NT
OFFERS AROUND £650,000



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The Property

This truly outstanding detached family home has a large south facing rear garden and a mature outlook across Civil Service playing fields to the front. This address offers high desirability, in a location that also boasts ease of access for the city commuter via the Glider route and is also within the catchment area of a wide and varied range of local primary and grammar schools. Having undergone extensive renovation and superb extension to the rear, this detached family home is exceptionally spacious with a dramatically designed contemporary living space that can only be truly appreciated on internal inspection.

The clever internal layout comprises of a spacious reception hall, lounge with square bay window and attractive fireplace, ground floor office, and fabulous contemporary kitchen/dining/living area with sliding doors to rear garden. As you would expect from a home of this standard, the ground floor includes an integral garage, separate utility room and ground floor WC. The first floor boasts five well proportioned bedrooms, with four incorporating en suite shower rooms, and a stunning main bedroom with vaulted ceiling, en suite and two walk-in dressing rooms. Of particular note is the large games room which can be converted easily into a self-contained annex or an office space with independent access making this home a most desirable proposition for the family seeking a comfortable property with, generous proportions in an area of particular high demand.

This property further enjoys a superb location with the Stormont Estate just across the road, the Ulster Hospital within ½ a mile and the vibrant Ballyhackamore village is only five minutes' drive with its local shops, cafes and restaurants. Access to the traffic-free Comber Greenway is just around the corner as well.





Offers Around £650,000
Detached
5 Bedrooms
4 Receptions



Accommodation

Ground Floor

- Reception Porch
- Spacious Reception Hall
- Living Room
25'7" x 16'1"
- Kitchen / Dining / Living Area
30'1" x 25'6"
- Office / Study
16'3" x 9'10"
- Utility
15'5" x 12'6"
- Bathroom

First Floor

- Landing
- Bedroom One
17'3" x 16'9"
EnSuite
- Two Walk-In Dressing Rooms
- Bedroom Two
12'3" x 11'
EnSuite Shower Room
- Bedroom Three
11'6" x 10'6"
EnSuite
- Bedroom Four
9'7" x 9'
- Bathroom
- Bedroom Five
14'7" x 11'3"
EnSuite
- Games Room
22'5" x 15'5"

Outside

- Garage
15'5" x 14'9"
- Front Gardens Laid in Lawns
- Large South Facing Rear Garden
- Paved Patio Areas
- Raised Composite Patio Area

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk





Property Features

- Exceptionally Spacious Detached Property Approximately 3,500 Square Foot
- Five Well Proportioned Bedrooms with Four Incorporating En Suite Shower Rooms
- Recently Extensively Renovated and Extended Which Includes Re-wiring and New Heating System
- Living Room with Bay Window and Attractive Marble Fireplace
- Ground Floor Office
- Stunning Open Plan Kitchen with Dining and Living Space, Open to the Rear Garden
- Kitchen with Array of High Quality 'Smeg' Integrated Appliances, Granite Work Surfaces and Breakfast Island
- Large Separate Fitted Utility Room
- Ground Floor WC
- Large Games Room with Separate Direct Stairway Access
- Family Bathroom with White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Integral Garage
- Ample Driveway Parking
- Mature South Facing Rear Garden with Excellent Degree of Privacy
- Sought After Location Providing Excellent Convenience to Ballyhackamore Village and the City Centre
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools







Directions

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



Viewing

By appointment through agent.

Free Valuation

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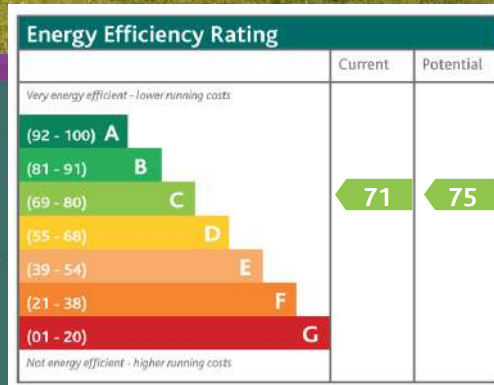


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