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30 Ballycoan Road

Belfast
BT8 8LL

Offers In Region Of £525,000

30 BALLYCOAN ROAD, BELFAST, BT8 8LL

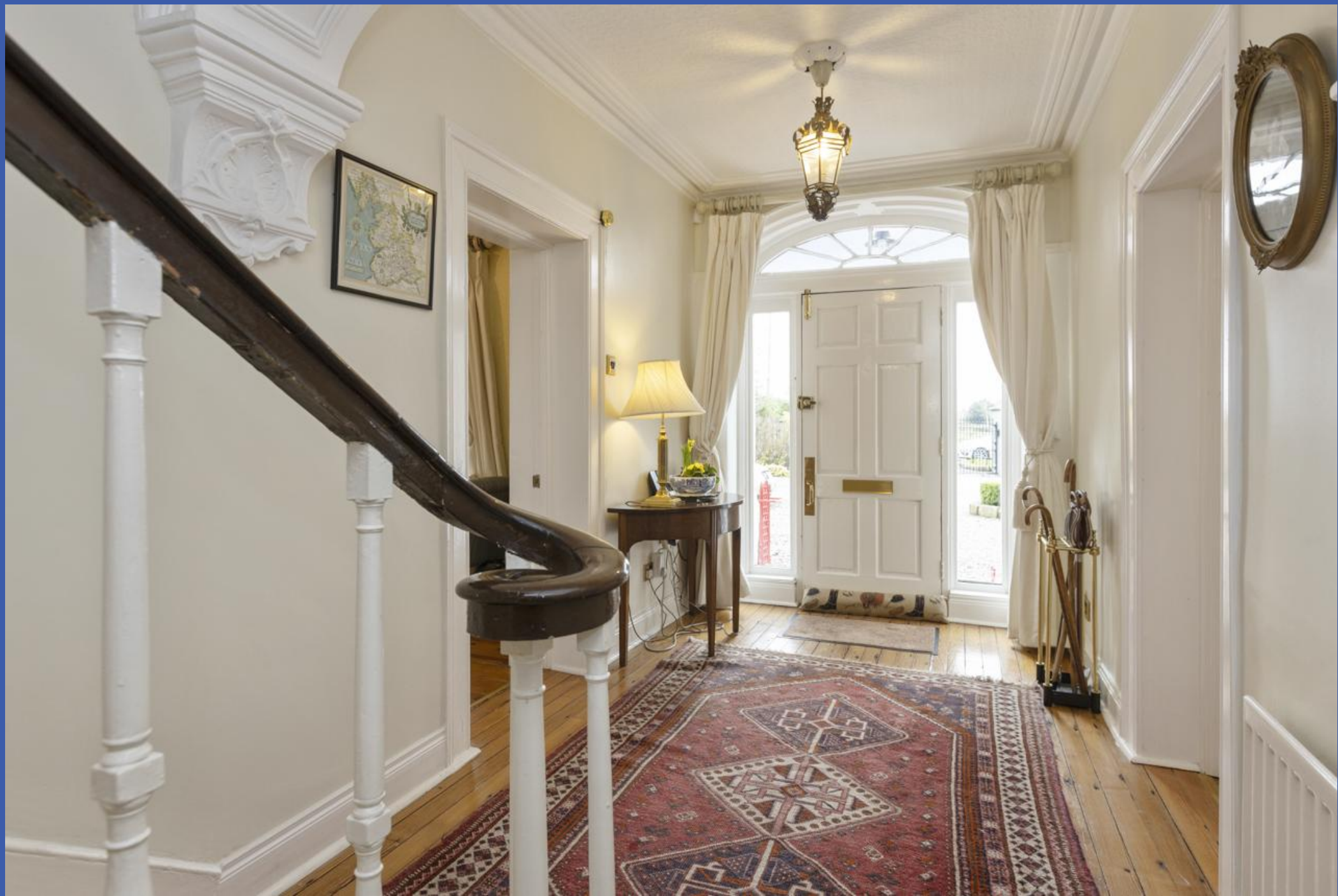
- **Magificent Five Bedroom Detached Family Home**
- **Superb Semi-Rural Setting With Landscaped Gardens**
- **Five Double Bedrooms (Master En-Suite)**
- **Drawing Room With Access To Garden And Terrace**
- **Dining Room, Lounge, Family Room And Separate Home Office**
- **Kitchen With Range Of Fitted Units And Dining Area**
- **Family Bathroom With Matching Suite**
- **Utility Room With WC / Seperate Store Room/Playroom**
- **Oil Fired Central Heating / Double Glazed Windows**
- **Many Original Period Details Retained Throughout**

Property Description

Beautifully presented throughout, this exceptional detached family home occupies a substantial site surrounded by rolling countryside, yet close to main arterial routes for those commuting to Belfast and Lisburn. The original house dates to 1780 and has been thoroughly updated over the years to blend all the benefits of this period of architecture with modern family living.

The versatile accommodation comprises of a gracious reception hall, lounge, drawing room with access to garden terrace, dining room, luxury fitted kitchen with extensive range of fitted units, separate utility room and family room on the ground floor. There is also a separate home office and large storeroom/playroom with their own access. On the first floor are the master bedroom with ensuite and built in bedroom furniture, four further double bedrooms and a family bathroom.







Externally the property benefits from a generous driveway and parking areas, gardens to front, side and rear in lawns, shrubs, mature trees, and a feature terrace/patio area all within the boundary fencing.

In addition the property benefits from oil fired central heating and double glazed windows. The property is convenient to all local amenities and transportation links to Belfast and Lisburn City centres. The semi rural setting enjoyed by this superb home will be well received by potential purchasers.

Property Comprise s

Hardwood entrance door with glazed side light and top light. Leading to...

ENTRANCE HALL Sanded and varnished floorboards, cornice ceiling, ceiling rose, corbals, understairs storage cupboard. Stairs to first floor...

SNUG 11' 7" x 11' 7" (3.53m x 3.53m) Sanded and varnished floorboards, cornice ceiling, picture rail, fireplace with carved timber surround and inset gas fire and slate hearth.





DINING ROOM 19' 1" x 11' 5" (5.82m x 3.48m) Fireplace with marble surround and hearth, cornice ceiling, corbals.

DRAWING ROOM 16' 9" x 15' 6" (5.11m x 4.72m) Sanded and varnished floorboards, fireplace with timber sleeper mantle and tiled hearth and wood burning stove, feature vaulted ceiling, patio doors to side garden.

INNER HALL 13' 3" x 5' 9" (4.04m x 1.75m) Tiled floor, recessed low voltage spotlights. Door to side.

UTILITY ROOM 9' 9" x 7' 6" (2.97m x 2.29m) Tiled floor, low level built in storage with tiled counter top, plumbed for washing machine, vented for tumble dryer, broom storage cupboard.

WC High flush wc, wall mounted wash hand basin, tiled floor, tiled splashback.

KITCHEN WITH DINING AREA 17' 1" x 14' 6" (5.21m x 4.42m) Range of fitted high and low level units, part solid wooden worksurfaces, part granite worksurfaces, Belfast sink unit with mixer taps, concealed underlighting, tiled splashback, tiled floor, plumbed for dishwasher, cornice ceiling, A GA range.





FAMILY ROOM 13' 10" x 9' 1" (4.22m x 2.77m) Tiled floor, patio doors to rear.

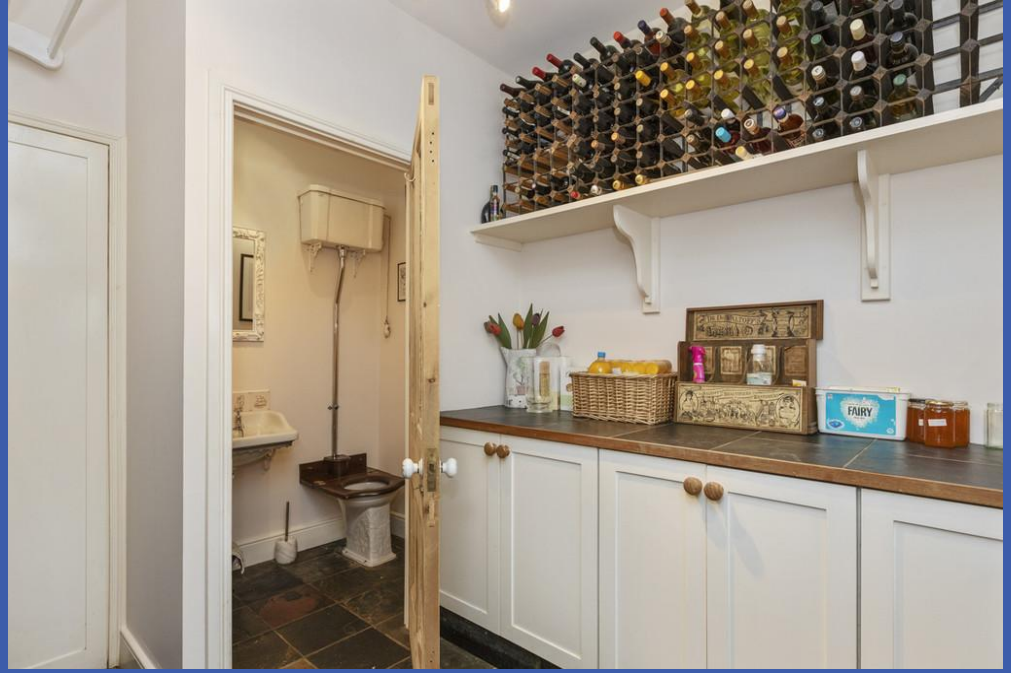
HOME OFFICE 12' 5" x 7' 11" (3.78m x 2.41m)

SHOW ROOM/STORE 18' 5" x 18' 1" (5.61m x 5.51m) Vaulted ceiling, Belfast sink unit, additional attic storage space.

LANDING Cornice ceiling.

BATHROOM White suite comprising of a feature roll top bath with hand shower, corner shower cubicle, pedestal wash hand basin, low flush wc, tiled floor, tiled splashback, recessed low voltage spotlights, hotpress with lagged hot water storage tank and shelving.

MASTER BEDROOM 17' 7" x 14' 3" (5.36m x 4.34m) @ widest points Range of built in wardrobes.

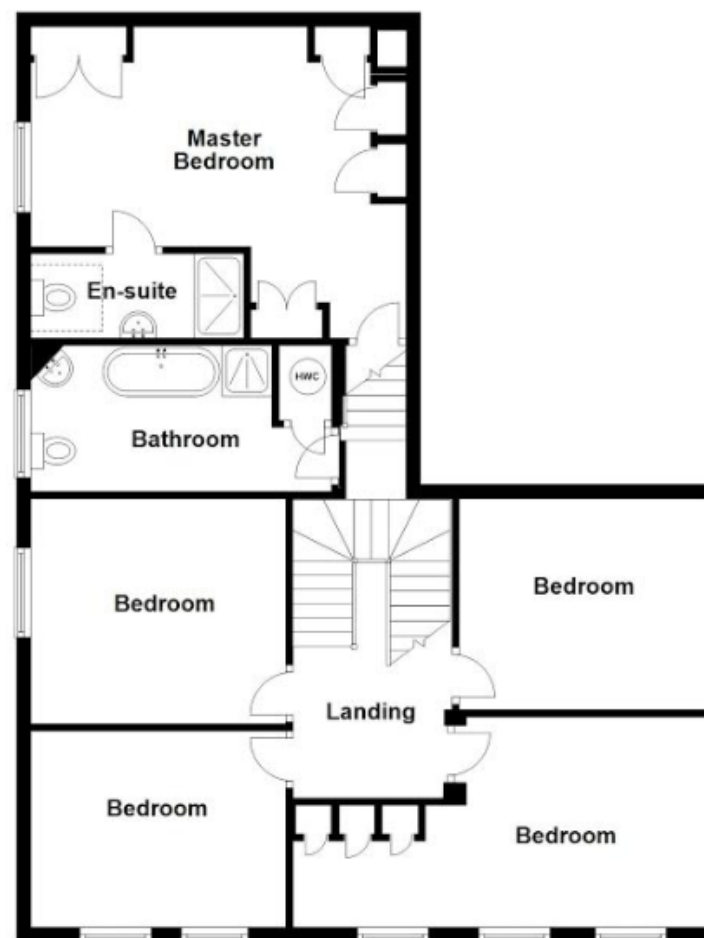




Ground Floor



First Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

30 Ballycoan Road, Belfast



EN-SUITE Enclosed shower cubicle with Aqualisa shower unit, pedestal wash hand basin, low flush wc, tiled floor, tiled splashback, recessed low voltage spotlights, Velux skylight.

BEDROOM 11' 5" x 9' 8" (3.48m x 2.95m)

BEDROOM 19' 9" x 9' 4" (6.02m x 2.84m) @ widest points Built in wardrobes, cornice ceiling.

BEDROOM 11' 9" x 10' 2" (3.58m x 3.1m)

BEDROOM 11' 7" x 8' 11" (3.53m x 2.72m)

OUTSIDE Automated wrought iron entrance gates and pedestrian gate, extensive gravel driveway and parking area with feature central planted bed. Garden in lawns with mature planted flowerbeds, hedging and trees. Large paved patio area and sun terrace to side.





Directions:

Please See Map Attached

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	42	55
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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