

TEMPLETON
ROBINSON



'Dunottar',
5 Kings Road,
BELFAST,
BT5 6JF

Offers Over
£825,000

Viewing by
appointment with
& through agent
028 90 650000



Having been the subject of a comprehensive yet sympathetic programme of refurbishment, this most attractive property therefore requires the purchasers to do little except move in and enjoy their stunning new home.

The current owners extended the property to the rear and also re-wired, re-plumbed, re-rendered, re-pointed and re-roofed it. The beautifully appointed kitchen with vaulted ceilings and a roof light is large enough to incorporate a large island, dining and sitting areas making it an ideal focal point for modern living. Two sets of french doors lead out to a lovely, landscaped rear garden which enjoys a south-facing orientation and is ideal for outdoor entertaining and children alike.

Well-proportioned throughout, all five bedrooms are doubles and there is the added versatility of a good-sized study on the entry level – perfect for those now working from home. The stylish interior features delightful modern touches but nevertheless retains much of the warmth and character associated with properties of this era.

A short stroll to Ballyhackamore village and Glider stops, a range of excellent schooling for all ages is also in the vicinity making this an enticing proposition for a range of purchasers.

It is only on internal inspection that one can appreciate the attention to detail and all this beautiful home has to offer.



- Handsome, double-fronted semi detached villa
- Extended & refurbished to a superb, stylish standard
- 5 double bedrooms; Principal with spacious ensuite shower room
 - Gracious drawing room with feature fireplace
 - Additional living room, also with fireplace
- Stunning open plan kitchen with island & integrated appliances
 - Casual dining & sitting areas with French doors to garden
 - Utility room plus pantry
 - Ground floor study / Home office
- Good-sized family bathroom with contemporary white suite
 - Off-street driveway parking for several vehicles
 - Large, integral garden store
 - Fully enclosed south-facing rear garden
 - Gas central heating (partially zoned)
 - DPC installed in original house
 - Double glazing
 - Short stroll to Ballyhackamore

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The Property Comprises:

Ground Floor

Original hardwood double doors to . . .

ENCLOSED ENTRANCE PORCH: Original mosaic tiling.

Cornice ceiling. Internal door with glazed insets and side lights.

RECEPTION HALL: Cornice ceiling, corbels. Under stairs storage cupboard. Walnut engineered wood flooring.

DRAWING ROOM: 18' 1" x 13' 0" (5.51m x 3.96m) (into bay and at widest points). Walnut engineered wood flooring. Cornice ceiling, picture rail, centre piece. Twin aspect. Attractive cast iron fireplace with slate tiled hearth and wood surround.



LIVING ROOM: 15' 9" x 13' 0" (4.8m x 3.96m) (at widest points). Feature cast iron fireplace with tiled inset and slate tiled hearth, plumbed for gas fire. Cornice ceiling, picture rail, centrepiece. Walnut engineered wood flooring.



STUDY: 12' 11" x 11' 0" (3.94m x 3.35m) (at widest points). Walnut engineered wood flooring.



CLOAKROOM: 6' 6" x 4' 11" (1.98m x 1.51m) Cloaks area. Walnut engineered wood flooring. Through to: Low flush wc, pedestal wash hand basin with tiled splashback. Ceramic tiled floor. Feature heated towel rail.

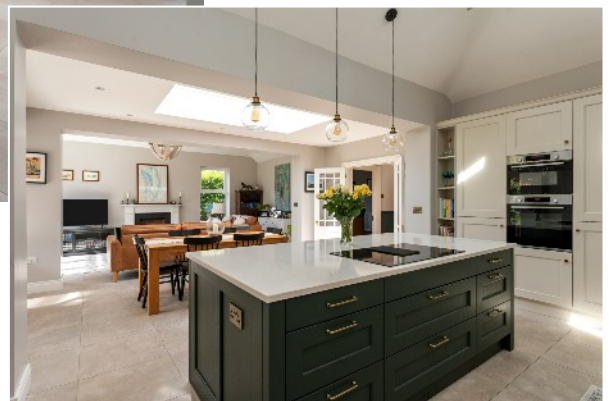


UTILITY ROOM: 9' 2" x 6' 3" (2.8000m x 1.9100m) Range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine, space for tumble dryer. Integrated fridge and freezer. Laundry chute. Ceramic tiled floor.



Feature double doors with bevelled glass insets to . . .

KITCHEN/FAMILY/DINING: 32' 10" x 19' 8" (10.02m x 6m) (at widest points). Extensive range of high and low level fitted cupboards with quartz work surfaces and matching island unit. Integrated appliances including Bosch fan oven and additional combi oven. Elica four ring induction hob with built-in extractor fan. Integrated Bosch dishwasher. Twin sink units, waste disposal unit. Normende fridge and freezer. Vaulted 3.61m ceiling with four Velux windows.



Open plan to . . .

CASUAL DINING AREA: Rooflight and French doors to garden. Open plan to . . .

FAMILY/SITTING AREA: Vaulted ceiling and French doors to garden. Attractive marble fireplace with remote control gas fire. All with underfloor heating and ceramic tiles.



PANTRY: 6' 6" x 4' 10" (1.98m x 1.48m) Built-in cupboards, work surfaces. Shelving.

Service door to . . .

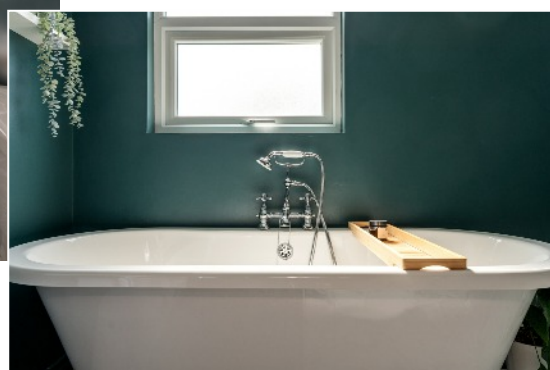
INTEGRAL STORE: 12' 6" x 10' 6" (3.8m x 3.21m)
Vaulted ceiling with four Velux windows. Worcester gas boiler. Ceramic tiled floor. Double doors to garden. Underfloor heating.



First Floor Return



SPACIOUS FAMILY BATHROOM: 12' 11" x 8' 11" (3.94m x 2.71m) White suite comprising free-standing, roll-top bath on claw feet with telephone hand shower. Pedestal wash hand basin. Low flush wc. Separate corner shower cubicle with "rain" head and additional telephone hand shower. Ceramic tiled floor. Chrome heated towel rail. Series of cupboards for storage with high-pressure water tank. Laundry chute (leads to utility room).



First Floor

LANDING: Cornice ceiling, corbels.

PRINCIPAL BEDROOM: 18' 1" x 12' 7" (5.52m x 3.83m) (into bay and at widest points). Twin aspect. Feature cast iron fireplace with tiled inset and hearth. Cornice ceiling, picture rail, centerpiece.

SPACIOUS ENSUITE SHOWER ROOM: Contemporary walk-in shower enclosure with "rain" head and additional telephone hand shower. Twin Heritage sink units. High flush Heritage style wc. Excellent range of built-in storage including wardrobes, drawers and shelved cupboards. Feature heated towel rail. Cornice ceiling. Ceramic tiled floor with "Cosy-toes" underfloor heating.



BEDROOM: 14' 8" x 12' 8" (4.46m x 3.85m) Cornice ceiling, picture rail. Attractive cast iron fireplace with tiled inset and hearth.



Second Floor Return

BEDROOM: 12' 12" x 9' 1" (3.96m x 2.76m) (at widest points). Built-in wardrobe with shelving and further overhead storage. Original cast iron fireplace.



Second Floor

LANDING: Walk-in luggage store.

BEDROOM: 12' 5" x 10' 2" (3.79m x 3.11m) Range of built-in cupboards in eaves.



BEDROOM: 15' 11" x 13' 0" (4.85m x 3.96m) (at widest points). Original cast iron fireplace.
(Concealed plumbing and waste pipe for potential ensuite).



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Outside

Double entrance pillars with driveway offering off-street parking (and turning) for several vehicles.

FRONT GARDEN: Excellent degree of maturity offering natural screening. Well-stocked flower beds. (Wiring for electric gates or additional lights etc). Double gates to side. Storage area (for bins etc). Leading to . . .

SOUTH-FACING REAR GARDEN: Fully enclosed with level lawn. Attractively paved patio and sitting areas (one section under cover). Raised, border gardens with excellent variety of plants, trees and flowering shrubs. Feature external lighting. Outside tap and power points. Kids play area with swings, slide etc. Wiring down garden for gazebo, hot tub etc.





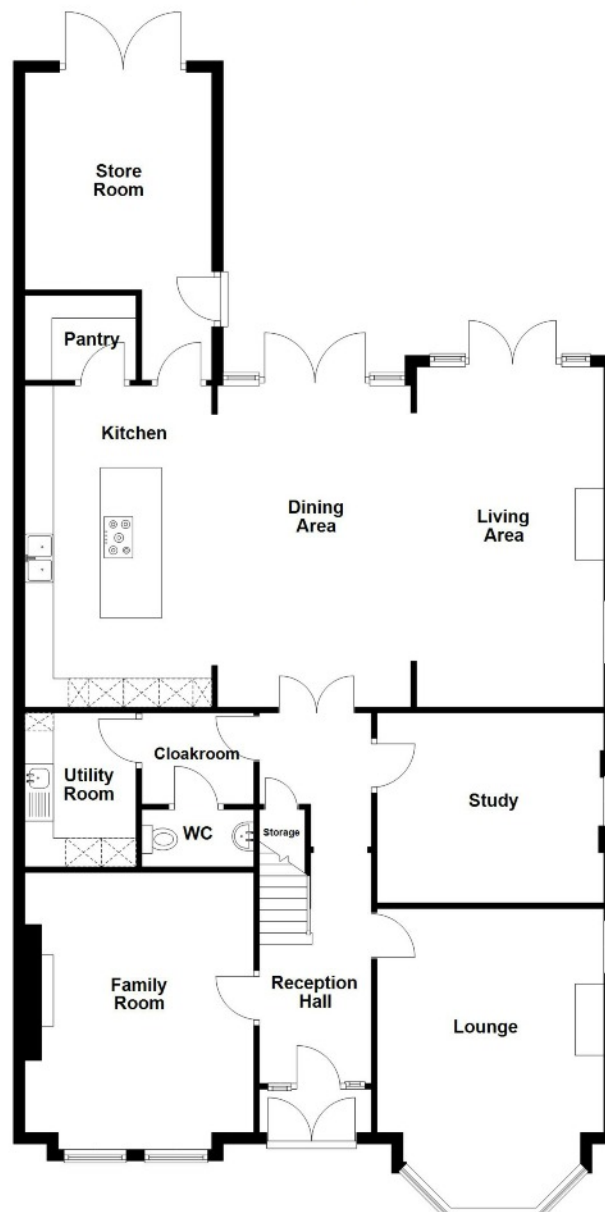
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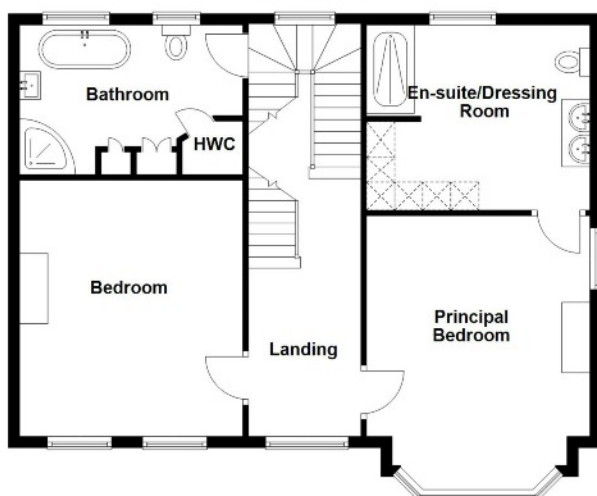
Location:

Travelling from the Sandown Road at Ballyhackamore end of Kings Road, the property is on the right hand side before junction with Knockhill Park.

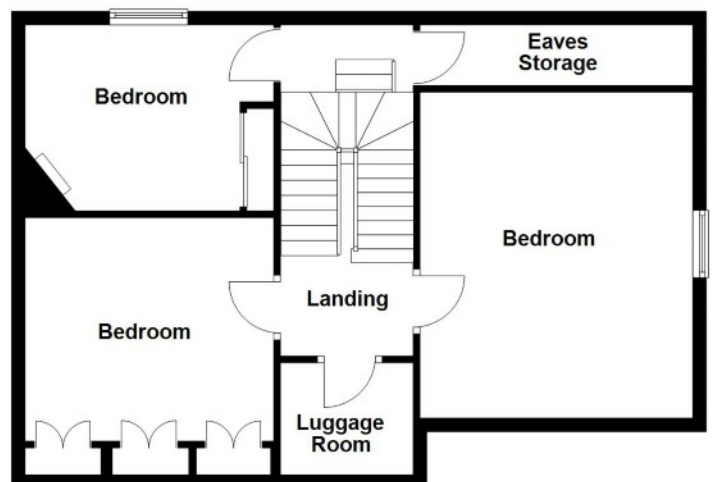
Ground Floor



First Floor

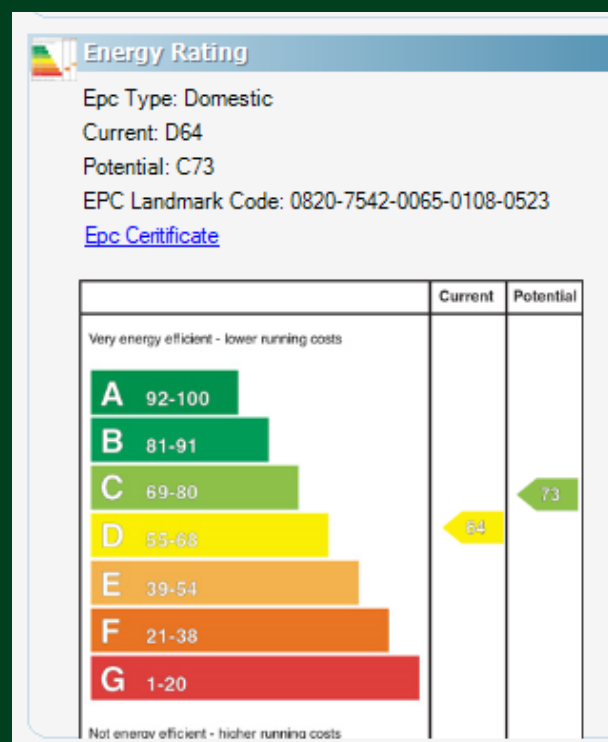


Second Floor



Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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