



This elegant semi-detached property offers spacious accommodation over three floors. It incorporates a perfect blend of modern and traditional decor, retaining many of the original Edwardian features.

Externally, this ideal family home is complemented by an attached garage and a beautiful garden which attracts the sun all day.

Cyprus Park is one of central Ballyhackamore's most sought after addresses within walking distance to local schools and to an excellent choice of shops, restaurants, boutiques and Glider stops.

Offers Over
£525,000

11 Cyprus Park,
Ballyhackamore,
BELFAST,
BT5 6EA

Viewing by
appointment with
& through agent
028 9065 0000



- Attractive Period Semi Detached Property Ideally Located in the Heart of Ballyhackamore
- Beautifully Presented with Tasteful Internal Decor
- Drawing Room with Fireplace and Bay Window
- Separate Dining Room with Fireplace and Square Bay
- Modern Kitchen with Family Dining Area and French Doors to Garden
- Ground Floor W.C. and Shower Room
- Good Sized Utility Room
- Five Bedrooms, One Currently Used as a Study
- Modern Bathroom with Separate Shower Cubicle
- Gas Fired Central Heating
- Majority Sliding Sash Double Glazed Windows
- Attached Garage & Driveway Parking
- Security Alarm System
- Delightful mature rear garden in lawn and Patio Areas with Southerly Aspect
- Within Walking Distance of Cafes, Restaurants and Local Shops Including M&S Simply Food and Tesco
- Local Schools, the Comber Greenway and Glider stops also close by

The Property Comprises:

Entrance

ENTRANCE: Hardwood front door, glazed inset, glazed top light.

Ground Floor

RECEPTION PORCH: Cornice ceiling.

Ceramic tiled floor. Glazed inner door, side lights and top light.



RECEPTION HALL: Cornice ceiling. Ceiling rose. Alarm controls. Solid wooden floor. Storage cupboards under stairs. Cloaks area.

DRAWING ROOM: 15' 9" x 11' 11" (4.79m x 3.64m) (into bay). Cornice ceiling. Picture rail. Carved timber fireplace surround, cast iron and tiled inset, gas coal fire, slate hearth. Parquet style flooring.



Telephone 028 9065 0000
www.templetonrobinson.com

LIVING ROOM: 14' 0" x 13' 5" (4.27m x 4.1m) (at widest points into square bay). Cornice ceiling. Picture rail. Slate fireplace surround, gas coal effect fire, slate hearth. Solid wooden floor. Picture rail. Slate fireplace surround, gas coal effect fire, slate hearth. Solid wooden floor.



KITCHEN: 21' 8" x 9' 10" (6.61m x 3m) Modern fully fitted kitchen comprising an excellent range of high and low level units, granite work surfaces. Integrated four ring stainless steel hob, stainless steel splashback, stainless steel extractor hood. Integrated Neff stainless steel double oven. Inset stainless steel Franke sink unit, chrome mixer tap. Integrated dishwasher. Integrated fridge. Built-in storage cupboard under stairs with light. Ceramic tiled floor. Low voltage spotlights. Ample family dining area. uPVC double glazed French doors and glazed sidelights to patio area rear garden.



UTILITY ROOM: 13' 6" x 6' 7" (4.12m x 2m) Range of built-in low level units, laminate work surfaces. Single drainer stainless steel sink unit, chrome mixer tap, plumbed for washing machine, space for dryer. Low voltage spotlights. Ceramic tiled floor. uPVC double glazed access door to rear garden.



GROUND FLOOR SHOWER ROOM: White suite comprising low flush wc, Pedestal wash hand basin. Fully tiled shower cubicle. Low voltage spotlights. Ceramic tiled floor. Extractor fan.

First Floor Return

Cornice ceiling. Low voltage spotlights.

BATHROOM: White suite comprising low flush w.c. Vanity sink unit, free standing bath, wet room style shower with rain shower head and telephone hand shower, part tiled walls, tiled floor, low voltage spotlights.



BEDROOM (5)/STUDY: 9' 10" x 7' 7" (2.99m x 2.3m) Picture rail. Low voltage spotlights. Hatch to roofspace. Storage cupboard with gas fired boiler.

First Floor

LANDING: Cornice ceiling.

BEDROOM (1): 16' 11" x 13' 9" (5.16m x 4.18m) (into bay). Cornice ceiling. Picture rail. Range of built-in robes, sanded and varnished floor boards.

BEDROOM (3): 11' 3" x 10' 6" (3.42m x 3.2m) Cornice ceiling. Picture rail. Oak laminate wooden floor.



Second Floor

BEDROOM (2): 16' 11" x 12' 5" (5.15m x 3.79m) Oak laminate wooden floor. Low voltage spot-lights.

BEDROOM (4): 11' 4" x 9' 9" (3.46m x 2.97m) Low voltage spotlights, sanded and varnished floor boards.



Outside

ENCLOSED FRONT GARDEN: Paved driveway to garage. Lawned area, mature trees and planting. Gate to side. Sensor lighting.

ENCLOSED REAR GARDEN: Laid in lawn. Mature trees and planting. Fruit bearing trees (apples, peaches and plums). Paved patio areas. Loose pebble areas. Outside lights. Water tap. Sun all day (morning and afternoon).

ATTACHED GARAGE 16' 4" x 10' 2" (4.99m x 3.09m) Up and over door. Hardwood double doors to rear garden. Floored overhead storage area. (Foundations built to support extension to rear and above).



Telephone 028 9065 0000
www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling from Ballyhackamore Village towards Belfast, turn left into North Road. Cyprus Park is second on the left and No. 11 is on the right hand side.

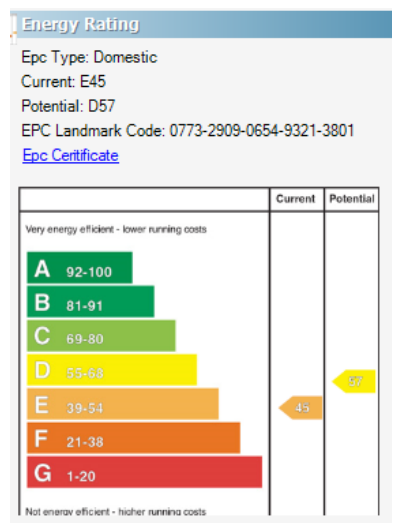
Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.