



Offering nearly 3,000 square feet of beautifully presented accommodation, it is upon internal inspection that one can appreciate this stunning, substantial home.

The house has been extensively and sympathetically modernised. There is little for the purchaser to do except move in.

With a wealth of lovely touches and finished to an exacting standard, the well-proportioned accommodation is spread over three floors. The layout therefore offers an appealing versatility.

A short walk to excellent local schools and thriving Ballyhackamore, the location on one of Belfast's most prestigious, leafy addresses offers superb convenience. Access to the Glider system is within a short stroll, as is the Comber Greenway.

Internal inspection is a must.

Offers Over
£495,000

15 Kings Road,
Ballyhackamore,
BELFAST,
BT5 6JF

Viewing by
appointment with
& through agent
028 9065 0000

- Deceptively Spacious, Double Fronted Semi Detached Villa
- Option of up to 6 Double Bedrooms
- Master With Superb En-Suite & Dressing Room
- Drawing Room With Lovely, Marble Fireplace
- Family Room, Also With Fireplace
- Children's Playroom (Previously Formal Dining Room)
- Stunning Contemporary, Open Plan Kitchen With Dining Area & Bi-Fold Doors To Garden
- Main Bathroom With Luxury White Suite & Underfloor Heating
- Downstairs WC
- Natural Gas Fired Central Heating With High Pressure Water System: New boiler in last couple of years
- Double Glazed
- South Facing Rear Walled Garden With Store
- Off Street Driveway Parking For Several Vehicles
- Walking Distance To Belmont & Ballyhackamore Villages plus Glider stops
- In Catchment Area For Range Of Leading Schools
- Excellent Decorative Order Throughout With Period Features Retained



The Property Comprises:

Ground Floor

Hardwood front door to...

RECEPTION HALL: Mosaic quarry tiled floor, cornice ceiling, ceiling rose, corbels.

CLOAKROOM: Low flush wc, wash hand basin with Corian surfaces, built in cupboards and drawers, marble mosaic tiled splashback. Cornice ceiling, mosaic tiled floor, chrome heated towel rail.

DRAWING ROOM: 17' 2" x 15' 5" (5.22m x 4.69m) (at widest points and into bay). Cornice ceiling, centre piece. Attractive marble fireplace with cast iron inset, slate hearth and gas coal effect fire.



FAMILY ROOM: 17' 3" x 10' 9" (5.27m x 3.28m) (into bay). Cornice ceiling, centre piece. Feature cast iron fireplace with tiled inset, slate hearth, gas coal effect fire. Double walnut doors with glazed panels to...



KITCHEN: 23' 11" x 18' 7" (7.30m x 5.66m) (narrowing to 4.36m). Superb range of high and low level high gloss units with Silestone work surfaces, splashback and island unit. Smeg stainless steel range style cooker with 6 ring gas hob, hot plate and ovens, plate warmer. Franke stainless steel underhung 1.5 basin stainless steel sink unit. Integrated fridge and separate freezer. Smeg combi microwave oven, Fisher & Paykel dishwasher, additional Franke sink unit in island which has breakfast bar style seating for 3 and pop up sockets.

Open plan to CASUAL DINING AREA with glazed roof light and aluminium bi-fold doors to garden. Additional back door in kitchen area. Utility cupboard plumbed for washing machine, space for tumble dryer plus ironing board etc..



CHILDREN'S PLAYROOM/DINING ROOM: 11' 3" x 10' 2" (3.43m x 3.1m) Cornice ceiling, centre piece. Glazed door to garden.

First Floor Return

BATHROOM: White suite comprising free-standing, roll-top bath with telephone hand shower. Low flush wc, pedestal wash hand basin. Separate corner shower cubicle with 'rain' head, additional telephone hand shower. Heated towel rail plus feature radiator, part tiled walls, ceramic tiled floor, extractor fan, cornice ceiling. Additional underfloor heating.



LANDING: Walk in hotpress/linen cupboard. Worcester Bosch natural gas boiler and high pressure water tank.

First Floor

BEDROOM (2): 16' 2" x 15' 0" (4.94m x 4.58m) (plus bay window). Cornice ceiling, built-in shelving and cupboards, attractive slate fireplace with tiled inset and slate hearth. (currently used as study/living room).



MASTER BEDROOM: 16' 9" x 12' 1" (5.1m x 3.69m) Cornice ceiling, feature Victorian cast iron tiled fireplace with basket grate and slate tiled hearth. Twin aspect.

ENSUITE SHOWER ROOM: Comprising corner shower enclosure with power shower. Low flush wc, feature marble wash hand basin with cupboards underneath. Chrome heated towel rail plus feature cast iron radiator, part tiled walls, cornice ceiling, extractor fan, ceramic tiled floor. Door to...

DRESSING ROOM: Range of built-in storage with clothes rails, drawers, shelving.



Second Floor

BEDROOM (3): 10' 9" x 10' 4" (3.27m x 3.14m) (currently used as study). Walk-in storage cupboard.

BEDROOM (4): 17' 3" x 12' 4" (5.25m x 3.75m)



BEDROOM (5): 11' 9" x 11' 3" (3.57m x 3.42m) (at widest points). Access to (insulated) roofspace via pull down ladder.

BEDROOM (6): 15' 1" x 13' 8" (4.6m x 4.16m) Plus excellent range of built-in robes with cupboards, shelves and clothes rails.



Outside

Double entrance pillars with wrought-iron gates.

Driveway with off-street parking and turning areas. Lovely feature light.

Flowerbed with variety of plants, trees and shrubs. Sensor floodlight.

Fully enclosed, south-facing walled garden with feature patio. Flowerbeds, some raised with variety of plants, climbers and shrubs. Feature lighting. Gate to side. Store with two internal lights.



Location:

Heading countrybound on Upper Newtownards Road, go through Ballyhackamore Village and turn right after Bloomfield Collegiate school into Knockhill Park. Continue to bottom and turn right on to Kings Road. Property is then on the left hand side.



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

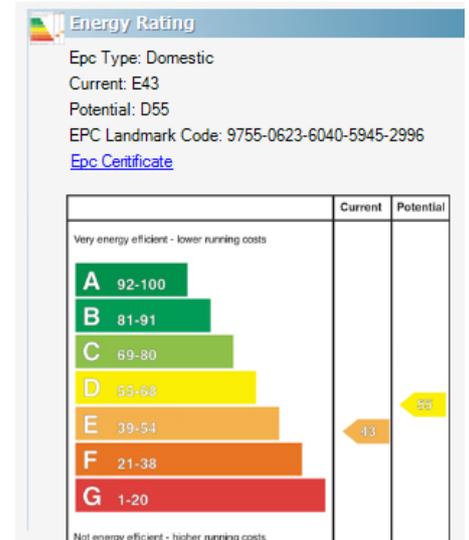
Belfast Branches

Lisburn Road - 028 90 66 3030
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