



Within a short stroll of Ballyhackamore and its superb array of shops, amenities and eateries, Ormiston Parade is a delightful, tree-lined street.

Extended by the current owners, this double-fronted detached home retains the warmth and character associated with properties of this era.

The well-appointed kitchen is open plan to a reception area which can be used for casual dining or relaxing.

Externally this is complemented by mature, easy-to-maintain gardens. The rear enjoys a southerly aspect and as there are no houses directly behind, there are clear views to the hills beyond.

Sales in this highly regarded locality are proving extremely popular so we would recommend viewing at the earliest opportunity.

Offers Over
£360,000

5 Ormiston Parade,
Ballyhackamore,
BELFAST,
BT4 3JR

Viewing by
appointment with
& through agent
028 9065 0000

- Most attractive detached, period villa
- Four bedrooms
- Extended drawing room with feature fireplace
- Separate living room also with fireplace
- Luxury kitchen with appliances and granite work surfaces
- Open plan to dining/sitting area
- Bathroom with white suite and separate shower
- Natural gas central heating
- Double glazed throughout
- Outhouse/garden store with utility area
- Off-street, driveway parking
- Front and south-facing rear gardens
- Close to excellent range of schools for all ages
- Walking distance to Ballyhackamore and Belmont



The Property Comprises:

Ground Floor

Double doors.

ENCLOSED ENTRANCE PORCH: Original, mosaic tiling, internal door with glazed panels and sidelights to:

RECEPTION HALL: Solid oak flooring.

DRAWING ROOM: 21' 2" x 11' 2" (6.45m x 3.4m) (into bay and at widest points). Solid oak flooring. Sliding patio door to garden. Attractive slate fireplace with tiled inset and hearth (open fire).



LIVING ROOM: 10' 9" x 10' 6" (3.27m x 3.19m) (at widest points). Recessed, bespoke unit with shelving and built-in cupboard. Feature slate fireplace with wood surround, tiled inset and hearth.



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KITCHEN: 18' 11" x 12' 0" (5.76m x 3.67m) Modern range of high and low level units with granite work surfaces. Stoves range-style cooker in reclaimed brick and tiled recess. Integrated dishwasher, fridge, freezer. Single drainer one and a half bowl underhung, stainless steel sink unit. Peninsula unit with breakfast bar style seating. Cornice ceiling, solid oak flooring. Open plan to:



FAMILY/DINING AREA: Also with solid oak flooring, cornice ceiling. Back door to garden.



LANDING: Feature leaded stained glass windows inset in double glazing. Shelved hotpress. Access from landing via pull-down ladder to:

ROOFSpace: Part-floored with light.



First Floor

BEDROOM (1): 11' 1" x 9' 1" (3.37m x 2.77m) (into) wall-to-wall range of built-in wardrobes with sliding doors.



BEDROOM (2): 10' 10" x 9' 11" (3.3m x 3.03m) Attractive cast iron fireplace with tiled inset.



BEDROOM (3): 9' 9" x 8' 2" (2.97m x 2.48m)

BEDROOM (4): 9' 1" x 8' 3" (2.76m x 2.52m) (at widest points). Views across gardens to hills and fields in the distance.



BATHROOM: White suite comprising original roll-top bath on claw feet with telephone hand shower. Low flush wc, pedestal wash hand basin. Separate tiled shower cubicle. Part tiled walls, feature radiator, solid oak floor.



Outside

Double entrance gates. Driveway with off-street parking for two cars.

FRONT GARDEN: Lawn with border beds, stocked with variety of plants and shrubs.

Gate to:

FULLY ENCLOSED, SOUTH-FACING REAR GARDEN: Good degree of privacy yet pleasing aspect with no house directly behind.

Timber deck, lawn, boundary hedging.

OUTHOUSE/UTILITY: 8' 9" x 7' 8" (2.67m x 2.34m) Power and light, gas boiler. Plumbed for washing machine, space for tumble dryer.

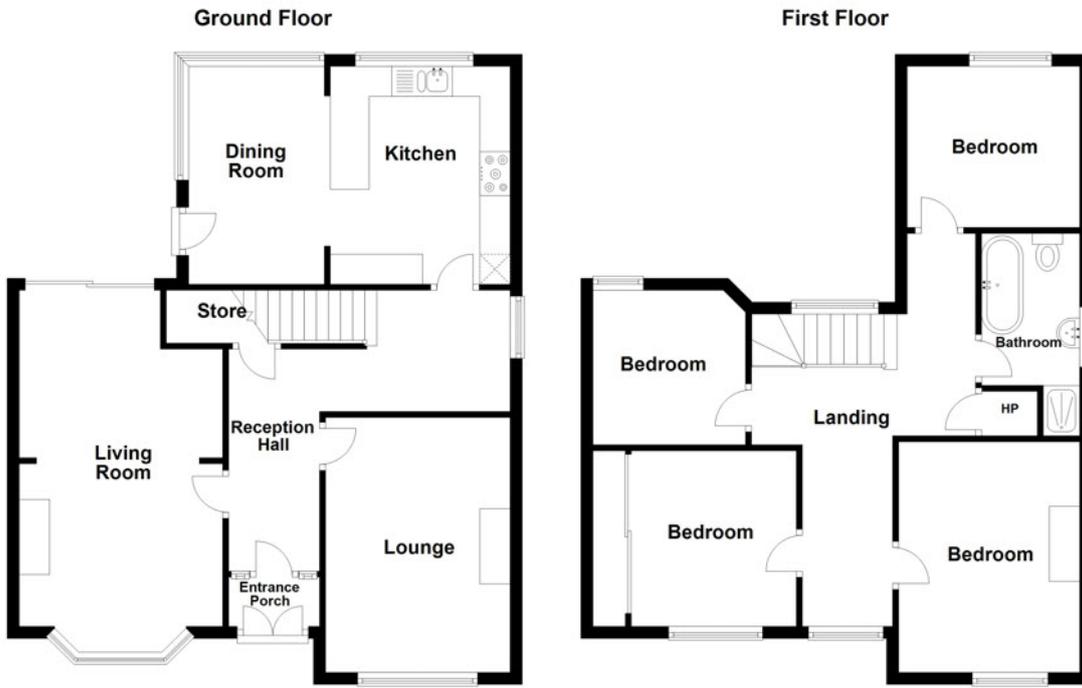
Bin storage area to far side. Gate to front. Outside lights, tap and powerpoint.



Location:

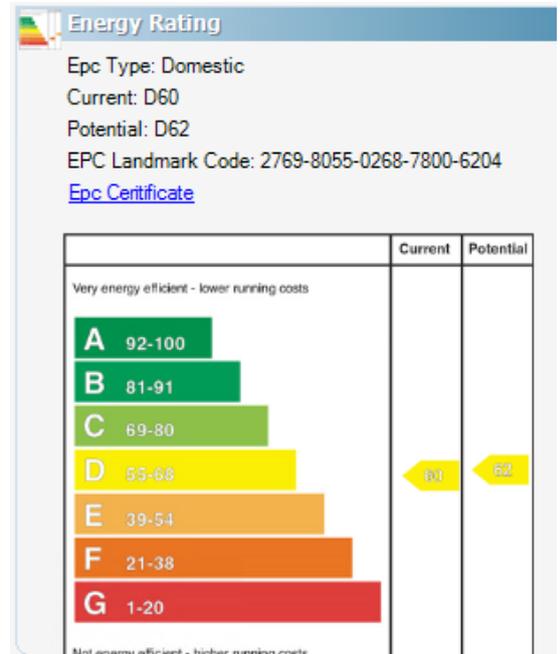
Coming out of Ballyhackamore on the Upper Newtownards Road heading countrybound, turn 2nd left after Greenwood Primary School into Ormiston Crescent. Ormiston Parade is then first right.

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

5 Ormiston Parade



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