



Conveniently situated between Belmont and Ballyhackamore, this lovely double-fronted semi is therefore within walking distance of a superb range of local schools, amenities, shops and eateries.

Retaining many original features, there is a delightful warmth and character throughout.

Featuring well-proportioned accommodation over two floors, the property would be an ideal prospect for a range of purchasers including growing families.

Externally this is complemented by ample parking, a garage and a generous rear garden.

It is only upon internal inspection that one can appreciate all this delightful home has to offer.

Offers Over
£375,000

53 Dundela Avenue,
Ballyhackamore,
BELFAST,
BT4 3BU

Viewing by
appointment with
& through agent
028 9065 0000

- Most attractive, deceptively spacious semi-detached villa
- Four double bedrooms, plus study
- Drawing room with bay window and fireplace
- Dining room, also with fireplace
- Additional living room
- Good-sized kitchen with casual dining area
- Utility room and adjacent store
- Family bathroom with separate shower
- Additional shower room downstairs
- Natural gas central heating system
- Double glazing, some with original, inset, leaded, stained glass lights
- Attached garage with additional off-street parking
- Private, level rear garden with southerly aspect
- Close to excellent local schools and amenities



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Hardwood front door with glazed panels and side lights.

ENCLOSED ENTRANCE PORCH: Original mosaic tiled floor. Cornice ceiling, picture rail.

Internal door with glazed inset and side light to:

RECEPTION HALL: Cornice ceiling, picture rail. Under stair storage cupboard.

DRAWING ROOM: 16' 8" x 12' 11" (5.07m x 3.94m) (into bay and at widest points). Cornice ceiling, picture rail. Feature brick fireplace with slate hearth, piped for gas fire. Leaded stained glass lights inset in double glazing.



DINING ROOM: 17' 3" x 12' 6" (5.27m x 3.82m) Cornice ceiling, picture rail, ceiling rose. Tiled fireplace and hearth with carved wooden surround. Leaded stained glass lights inset in double glazing.



LIVING ROOM: 12' 7" x 11' 0" (3.84m x 3.36m)



CLOAKROOM: Part-panelled walls. Cloaks area. Door to:

SHOWER ROOM: Comprising corner, tiled shower cubicle with chrome controls. Low flush wc, wash hand basin with storage underneath. Chrome heated towel rail. Part tiled walls, ceramic tiled floor.

KITCHEN/BREAKFAST: 18' 2" x 14' 0" (5.54m x 4.27m) Range of high and low level oak units. Integrated Creda double oven, Hotpoint four ring hob with extractor fan over. Fridge, freezer, plumbed for dishwasher, vented for tumble dryer. Tongue and groove panelled ceiling with recessed spotlights. Single drainer one and a half bowl stainless steel sink unit, built-in breakfast table. Door to garden, door to:



UTILITY ROOM: 10' 10" x 8' 9" (3.31m x 2.67m) Range of high and low level units, single drainer stainless steel sink unit. Plumbed for washing machine. Door to:
STORE: 8' 9" x 6' 7" (2.66m x 2.01m) Built-in shelving. uPVC back door to garden.

First Floor Return

LANDING: Cornice ceiling, corbels. Feature sliding sash window.

STUDY: 14' 4" x 6' 2" (4.38m x 1.87m) (At widest points). Bespoke range of built-in shelving with purpose-built desk.

BATHROOM: Low flush wc, bidet, part tiled walls. Ceramic tiled floor. Shelved hotpress with radiator and natural gas boiler. Arch to:

Corner bath with telephone hand shower, separate corner shower cubicle with Mira Sport electric shower. Wash hand basin with storage underneath. Part tiled walls, ceramic tiled floor, heated towel rail.



Telephone 028 9065 0000
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First Floor

BEDROOM (4): 12' 10" x 10' 6" (3.9m x 3.19m) (At widest points). Cornice ceiling, picture rail.

BEDROOM (3): 11' 10" x 11' 7" (3.6m x 3.54m) Cornice ceiling, picture rail.

BEDROOM (2): 12' 10" x 12' 8" (3.92m x 3.85m) Cornice ceiling, picture rail, leaded stained glass lights inset in double glazing.



BEDROOM (1): 12' 3" x 11' 8" (3.74m x 3.56m) Excellent range of built-in furniture including robes, cupboards, drawer units, bedside tables. Leaded stained glass lights, inset in double glazing.



LANDING: Access to:

ROOFSPACE: via pull-down ladder. Floored (and insulated) with light. Twin Velux windows.

Outside

Double entrance gates. Tarmac driveway with off-street parking for several vehicles. Border hedging. Garden with abundance of mature plants and flowering shrubs.

ATTACHED GARAGE 17' 3" x 8' 8" (5.26m x 2.65m) Up and over door, door to rear.

Path to side of garage to level rear garden.

Lawn with brick pavior patio and sitting areas. Flowerbeds well-stocked with mature shrubs.

Outside light, powerpoints and tap.



Location:

Travelling up Belmont Road, turn right after the shops in to Dundela Avenue. Property is near the bottom just before junction with North Road (which takes you to Ballyhackamore) on the left hand side.



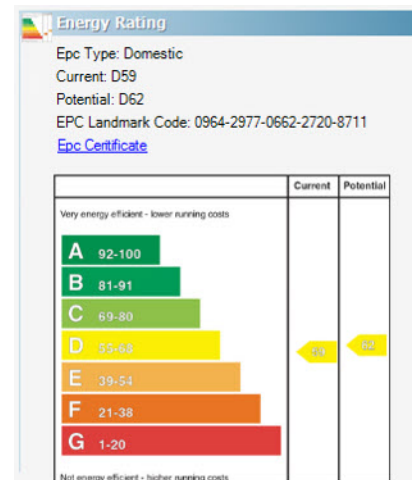
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