



A few minutes' walk from Ballyhackamore and occupying a superb site on one of East Belfast's most highly regarded roads, this attractive detached villa would be ideal for the growing family wishing to avail of some excellent schooling for all ages.

In addition to the well-proportioned house itself, there is a two storey, self-contained building to the rear. Currently used as an office, there is the added potential as a home for a dependant relative.

Well set back and screened from the Kings Road, there are also sheltered patios and a good sized rear garden. Perfect for adults and children alike.

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

Offers Over  
£595,000

20 Kings Road,  
Ballyhackamore,  
BELFAST,  
BT5 6JJ

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Handsome detached villa on generous mature site
- Four double bedrooms, all with built-in robes
- "Double sized" drawing room with feature fire
- Separate living room with fireplace
- Modern kitchen with casual dining area
- Superb, spacious bathroom with contemporary white suite
- Additional shower room downstairs
- Separate, self-contained apartment/studio/workspace
- Front and rear gardens with private sitting areas: ideal for entertaining and children alike
- Natural gas central heating system
- Double glazed throughout
- Short stroll to Ballyhackamore Village and Comber Greenway
- Close to excellent schools and amenities



The Property Comprises:

### Ground Floor

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

RECEPTION HALL: Ceramic tiled floor, cornice ceiling, picture rail.

SHOWER ROOM: Corner shower cubicle with Redring electric shower, wash hand basin with storage underneath. Low flush wc, part tiled walls, ceramic tiled floor, chrome heated towel rail. Door to walk-in store.



LIVING ROOM: 19' 8" x 12' 10" (5.99m x 3.9m) (At widest points and into bay). Cornice ceiling. Attractive slate fireplace and hearth with stone surround. Twin aspect.



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DRAWING ROOM: 27' 6" x 12' 3" (8.39m x 3.74m) (into bay and at widest points). Feature, wall-mounted and remote control fire. Ceramic tiled floor. Connecting doors to hallway. Twin aspect. Door with glazed panels to:



KITCHEN/DINING: 15' 1" x 14' 6" (4.6m x 4.42m) Range of high and low level units. Integrated appliances including four ring gas hob on granite inset with underbench oven and extractor fan over. Microwave, dishwasher, plumbed for American style fridge/freezer. Single drainer one and a half bowl stainless steel sink unit. Wine rack, ceramic tiled floor.

CASUAL DINING AREA: Door to garden.





## First Floor Return

BATHROOM: 14' 9" x 8' 3" (4.5m x 2.52m) (Widening to 3.43m). Contemporary white suite comprising free-standing bath with telephone hand shower. Separate walk-in shower enclosure with "rain" head and additional telephone hand shower. Two Duravit "rice bowl" sinks on plinth with storage underneath. Low flush wc, bidet. Feature heated towel rail, fully tiled walls, ceramic tiled floor.



## First Floor

BEDROOM (1): 15' 4" x 12' 5" (4.68m x 3.78m) (At widest points, into bay and into) wall-to-wall range of built-in robes with sliding doors.



BEDROOM (2): 12' 10" x 11' 8" (3.91m x 3.56m) (into) wall-to-wall range of built-in robes with sliding doors.



BEDROOM (3): 12' 2" x 11' 1" (3.72m x 3.38m) Cornice ceiling. Built-in robe with mirror fronted sliding doors.





BEDROOM (4): 11' 5" x 11' 1" (3.49m x 3.37m) Cornice ceiling. Range of built-in robes with overhead storage.



LANDING: Cornice ceiling, feature leaded stained glass windows inset in double glazing.



Outside

STUDIO/OFFICE/APARTMENT:

Ground Floor

OFFICE/LIVING ROOM/BEDROOM: 17' 3" x 17' 0" (5.26m x 5.18m) (At widest points). Wall-to-wall range of built-in robes. French doors to driveway.

SHOWER ROOM: Fully tiled in with corner shower cubicle, pedestal wash hand basin, low flush WC.



First Floor

KITCHEN/LIVING: 19' 1" x 17' 0" (5.82m x 5.18m) (At widest points). Range of high and low level units, single drainer stainless steel sink unit. Breakfast bar.





## Outside

OUTHOUSES INCLUDING STORE: with power and light, Worcester Bosch natural gas boiler.

UTILITY ROOM: Plumbed for washing machine, space for tumble dryer. Hot and cold taps. Power and light.

Double entrance pillars with gates. Tarmac driveway with parking and turning for numerous vehicles. Small garage to side.

FRONT GARDEN: Lawn with numerous, mature plants, trees and shrubs offering excellent degree of natural screening.

REAR GARDEN: Sheltered, paved patio areas. Arch to driveway and path to further area mainly in lawn with walled sitting area, shrubs and trees.



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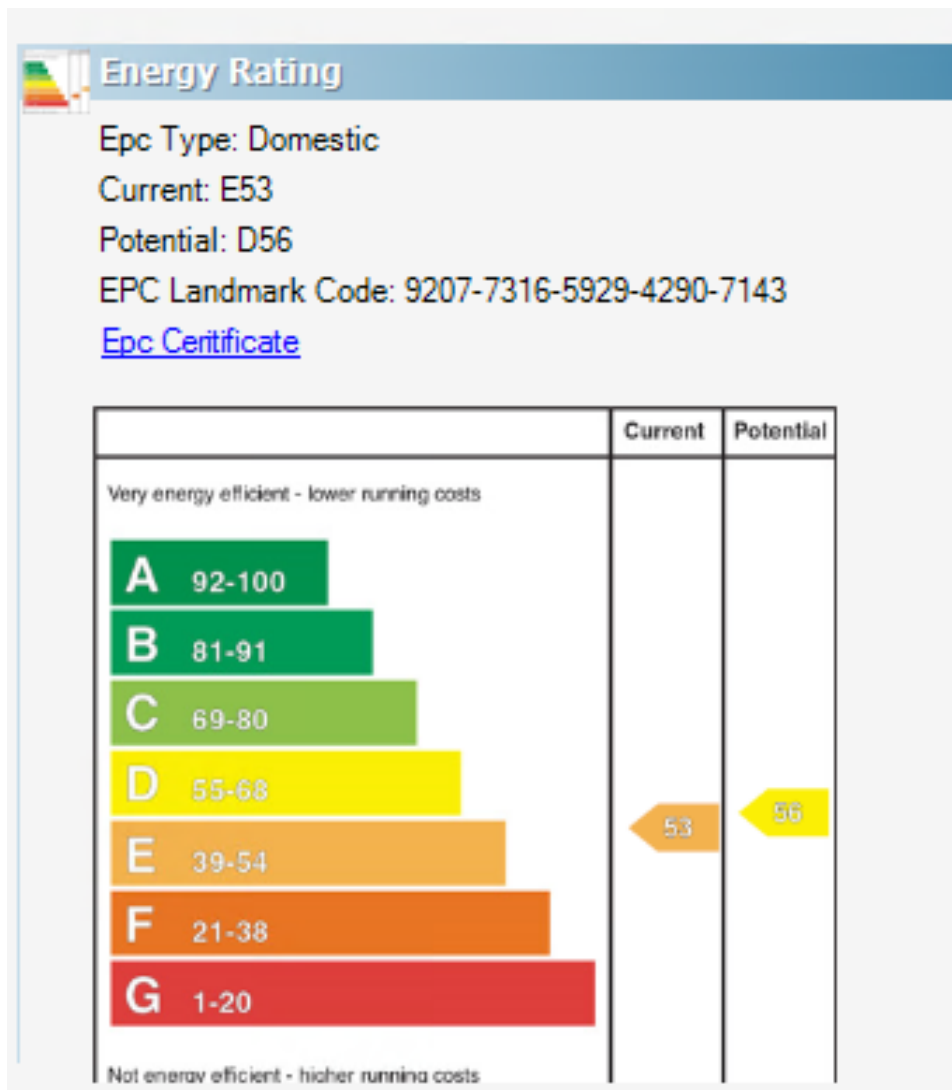






Location:

Coming into Ballyhackamore from city on the Upper Newtownards Road, turn right at traffic lights into Sandown Road. Kings Road is on the left hand side and property is also on the left.





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