



We are pleased to bring this fine semi-detached period residence onto the market, close to the beautiful grounds of the Stormont Estate and well set-back from the road, this home occupies a generous, mature site with an excellent degree of privacy.

It provides generous accommodation with traditional architecture and many of the original features have been retained. Although now requiring updating, the sale has been priced to reflect the work a new owner is likely to undertake. It is nevertheless ready to move in to with an undoubted potential.

Conveniently situated in the much sought after East Belfast area there is easy access to all local amenities. Glider stops to Ballyhackamore, Dundonald and the City Centre are a short stroll away. Some of the province's leading schools for all ages are also in the vicinity making this an enticing proposition for a range of discerning purchasers.

Offers Over  
£450,000

545 Upper Netownards  
Road,  
Stormont,  
BELFAST,  
BT4 3LN

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Most attractive, spacious semi detached villa
- Four double bedrooms
- Drawing room with bay window and fireplace
- Dining room with French door to garden
- Additional family room
- Kitchen with breakfast area
- Conservatory overlooking rear garden
- Large bathroom with white suite
- Additional WC downstairs in cloakroom
- Additional driveway parking (and turning) for several vehicles
- Oil fired central heating
- Double glazing
- Detached double garage
- Extensive, mature gardens to front and rear: latter is south-west facing
- Priced to allow for modernisation
- Excellent highly regarded location; close to excellent schools, parks and amenities



The Property Comprises:

#### Ground Floor

Original hardwood front door.

ENCLOSED ENTRANCE PORCH: Wood block flooring, cornice ceiling. Internal, glazed door to:

RECEPTION HALL: Cornice ceiling, ceiling rose, corbels. Under stairs storage cupboard.

CLOAKROOM: Low flush wc, pedestal wash hand basin. Cloaks area with rail and shelving above.

DRAWING ROOM: 19' 3" x 13' 8" (5.86m x 4.17m) (at widest points and into bay). Twin aspect, cornice ceiling, picture rail. Fireplace with wood surround.



DINING ROOM: 16' 7" x 13' 11" (5.06m x 4.23m) Cornice ceiling, picture rail. French door to garden.





FAMILY ROOM/DEN: 12' 7" x 10' 9" (3.83m x 3.27m) Fireplace with tiled hearth, wooden mantle and display shelving. Beamed ceiling.



KITCHEN: 20' 0" x 9' 10" (6.1m x 3.01m) Extensive range of high and low level units. Single drainer stainless steel twin sink units. Integrated Zanussi oven. Four ring hob with extractor fan over. Plumbed for dishwasher, plumbed for washing machine. Breakfast area. Door with glazed panels to:





CONSERVATORY: 12' 10" x 6' 4" (3.9m x 1.94m) Door to garden. Ceramic tiled floor.



#### First Floor Return

LARGE BATHROOM: 17' 9" x 9' 10" (5.41m x 3m) (Narrowing to 2.38m and 1.86m). White suite comprising panelled bath, separate corner shower cubicle with rain head and additional telephone hand shower. Twin sink unit with storage underneath. Low flush wc. Large, shelved hotpress. Chrome heated towel rail





## First Floor

PRIMARY BEDROOM: 17' 5" x 14' 0" (5.3m x 4.28m) Twin aspect. Two sets of built-in robes with overhead storage. Cornice ceiling.



BEDROOM (2): 16' 7" x 14' 8" (5.05m x 4.48m) (into bay).



BEDROOM (3): 12' 9" x 11' 11" (3.89m x 3.63m) (at widest points). Access to roofspace.





BEDROOM (4): 12' 8" x 9' 0" (3.85m x 2.75m) (Narrowing to 1.88m) (Currently used as study).

LANDING: Cornice ceiling.



## Outside

Double entrance pillars with wrought-iron gates.

Driveway with parking (and turning) for numerous vehicles. Leading to:

DETACHED DOUBLE GARAGE: 23' 7" x 16' 7" (7.2m x 5.06m) (Approx). Up and over door, power and light. Old Belfast sink unit. Workbench. Oil fired boiler.

FRONT GARDEN: Central lawn with mature trees. Flowerbeds with variety of plants, trees and shrubs. Excellent degree of natural screening.

Gate to side leading to:

SUPERB, SOUTH-WEST FACING REAR GARDEN: Mainly in lawns with further mature planting providing delightful privacy. Patio and sitting areas. Greenhouse, timber shed.







545 Upper Newtownards Road, Belfast

## Location:

Heading countrybound on the Upper Newtownards Road, go through Knock lights and No. 545 is on the right hand side after Castlehill Road junction.

## 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](http://www.templetonrobinson.com)

## Energy Rating

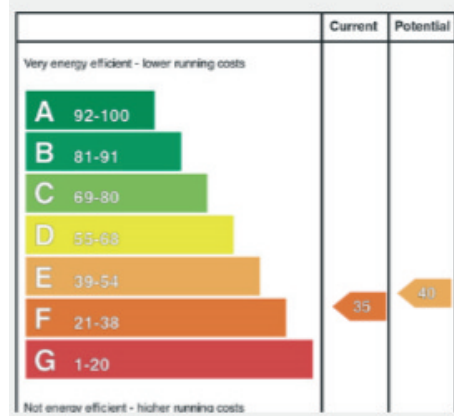
Epc Type: Domestic

Current: F35

Potential: E40

EPC Landmark Code: 0242-0218-6505-1404-5404

[Epc Certificate](#)



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