



Enjoying a superb, convenient location in a cul de sac a few steps from the heart of Ballyhackamore, this period semi offers well-proportioned accommodation over three floors.

Although now requiring modernisation, the sale has been priced to reflect the work a new owner is likely to undertake.

Retaining some period features, there is undoubted potential in terms of someone being able to tweak the layout and put their own stamp on it.

Recent sales in this highly regarded setting have proven to be very popular. We would therefore recommend viewing as soon as possible.

Offers Over  
£375,000

13 Cyprus Gardens,  
Ballyhackamore,  
BELFAST,  
BT5 6FB

---

Viewing by  
appointment with  
& through agent  
028 9065 0000





- Attractive 3 storey semi detached villa
- 5 bedrooms
- Living room with feature fireplace
- Open plan to dining
- Additional family room with parquet flooring
- Kitchen
- Spacious bathroom
- Oil fired central heating
- Majority of windows double glazed
- Off-street, driveway parking
- Front & south-facing rear gardens
- Short stroll to Ballyhackamore
- Close to range of excellent schools
- Priced to allow for modernisation
- No onward chain

The Property Comprises:

## Ground Floor

Hardwood front door with glazed side and fan lights to . . .

ENTRANCE PORCH: Original mosaic tiling, cornice ceiling. Internal door to . . .

RECEPTION HALL: Cornice ceiling, ceiling rose, corbels, picture rail. Understairs storage cupboard.



LIVING ROOM: 15' 4" x 12' 6" (4.68m x 3.82m) (at widest points and into bay). Cornice ceiling, picture rail. Fireplace with wood surround and tiled hearth. Open plan to . . .





DINING ROOM: 11' 0" x 9' 10" (3.35m x 3m) Cornice ceiling, picture rail. Door to . . .



FAMILY ROOM: 17' 0" x 12' 10" (5.18m x 3.91m) (at widest points and into rear bay). Twin aspect with leaded stained glass lights. Herringbone, parquet wood block flooring. Door to . . .





KITCHEN: 15' 3" x 8' 11" (4.66m x 2.73m) Range of high and low level units, single drainer 1.5 bowl stainless steel sink unit. Plumbed for washing machine. Back door to garden.



First Floor Return

BATHROOM: Coloured suite comprising bath with telephone hand shower, wash hand basin, low flush wc. Built-in cupboards including hotpress with lagged copper cylinder.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



BEDROOM (5): 8' 11" x 7' 6" (2.73m x 2.29m)



#### First Floor

BEDROOM (1): 16' 11" x 15' 4" (5.16m x 4.67m) (into bay and at widest points). Cornice ceiling, picture rail. Sink unit with storage underneath.

BEDROOM (2): 10' 10" x 9' 11" (3.3m x 3.02m) Cornice ceiling. Sink unit with storage underneath.



#### Second Floor

BEDROOM (3): 16' 2" x 12' 1" (4.94m x 3.68m) Cast iron fireplace with tiled inset.

BEDROOM (4): 11' 1" x 10' 6" (3.37m x 3.19m) (at widest points). Cast iron fireplace with tiled inset.





## Outside

FRONT GARDEN: Entrance gates. Two lawns, boundary hedging.

Tarmac driveway with off-street parking leading to . . .

ATTACHED GARAGE (in need of replacement/repair). Up and over door.

Gate with path to side leading to . . .

SOUTH-FACING REAR GARDEN: Excellent degree of privacy. Variety of mature plants, trees and shrubs. Patio and lawn areas. Outhouse with oil fired boiler.





13 Cyprus Gardens, Belfast

## Location:

From Ballyhackamore heading towards city centre turn left off the Upper Newtownards Road into North Road. Cyprus Gardens is on the left and No.13 is on the right hand side.

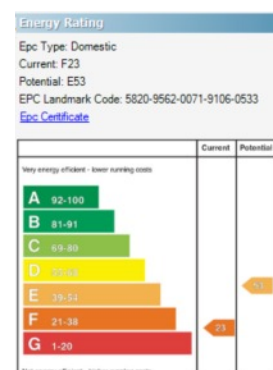
## Belfast Branches

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)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.