



Tucked away in a quiet corner of Irwin Drive, this detached home is the perfect opportunity for those hoping to put the own stamp on their future home.

The accommodation comprises of two separate reception rooms, kitchen and four bedrooms. Externally the property benefits from driveway parking, garage and a private and enclosed patio garden.

Irwin Drive is conveniently located only a short stroll from Ballyhackamore Village and a Glider stop, ideal for commuters.

Offers Around  
£240,000

33 Irwin Drive,  
Belfast,  
BT4 3AR

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Detached Home in Quiet Residential Location
- Lounge with feature fireplace
- Living room open plan to casual dining area
- Fitted kitchen
- Four bedrooms, fourth used as a study
- Majority double glazed/Oil fired central heating
- Hard landscaped front and rear garden area
- Driveway parking leading to garage
- Within walking distance of Ballyhackamore Village and a Glider Stop
- Price allowing for modernisation/No ongoing chain



The Property Comprises:

## Ground Floor

Glazed front door to . . .

ENTRANCE HALL: Cornice ceiling, understairs storage cupboard.

LOUNGE: 11' 4" x 10' 1" (3.45m x 3.07m) (into bay). Cornice ceiling, feature fireplace with tiled inset and hearth.

LIVING ROOM: 21' 6" x 10' 1" (6.55m x 3.07m) Fireplace with tiled inset and hearth, cornice ceiling. Open to . . .

CASUAL DINING AREA; Cornice ceiling.

KITCHEN: 17' 7" x 6' 6" (5.36m x 1.98m) Range of high and low level units, stainless steel single drainer sink unit, plumbed for washing machine, part tiled walls.



## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 11' 5" x 9' 4" (3.48m x 2.84m) Shelved storage cupboard, cornice ceiling.

BEDROOM (2): 10' 2" x 9' 4" (3.1m x 2.84m)

BEDROOM (3): 9' 7" x 8' 10" (2.92m x 2.69m)

BEDROOM (4)/STUDY: 6' 6" x 6' 1" (1.98m x 1.85m)

BATHROOM: Coloured suite comprising panelled bath, pedestal wash hand basin, shelved hotpress.

SEPARATE WC: Low flush wc.

## Outside

FRONT: Hard landscaped front garden. Tarmac driveway leading to . . .

GARAGE: Oil fired boiler.

REAR: Private and enclosed paved rear garden area with flowering beds, uPVC oil tank.





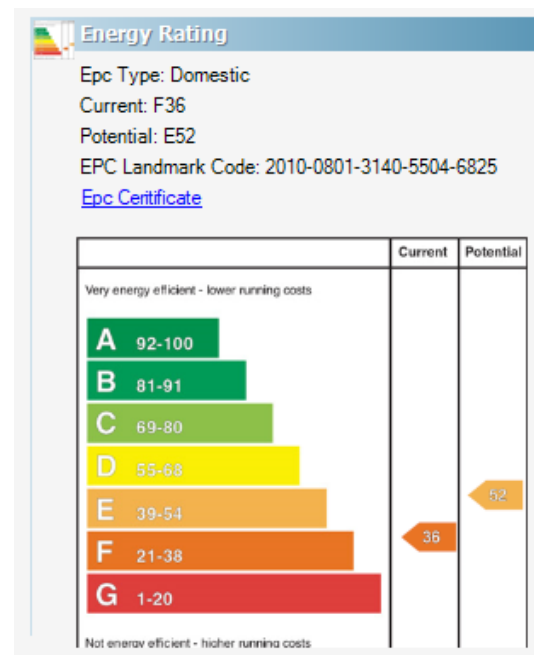
Location:

Heading towards Ballyhackamore on the Upper Newtownards Road, turn left onto Irwin Avenue. Irwin Drive is first on the right.



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.

**33 Irwin Drive, Belfast**



Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

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