



Well-set back from the road, this substantial townhouse offers flexible accommodation throughout.

Well-presented throughout, this leaves a potential buyer little to do but move in and put their own stamp on the property.

Nevertheless, many period features such as magnificent cornice work and ceiling rose have been retained to preserve the warmth and character.

Externally, this is complemented by plenty of off-street parking, fantastic double length garage and garden area to the rear with an excellent summer house.

Ballyhackamore Village with its superb array of eateries and amenities is within a short walk whilst some of the Province's leading schools are also located nearby. "Glider" stops are within a few yards.

Internal inspection is a must.

Offers Over
£335,000

96 Upper
Newtownards Road,
BELFAST,
BT4 3HT

Viewing by
appointment with
& through agent
028 9065 0000



- Spacious, three storey period townhouse
- Well-presented throughout with flexible accommodation
- Four double bedrooms over two floors
- Living room with bay window and feature gas fire
- Separate dining room also with feature gas fire
- 'Lonsdale' kitchen with appliances and solid tops
- Luxury family bathroom on first floor
- Utility outhouse to rear
- Driveway parking for multiple vehicles
- Large detached double length garage with power + light. Solar panels providing electric
- Garden area to rear with summerhouse with power + light
- GFCH / Triple glazing to front, double glazing to rear
- Walking distance to Ballyhackamore & Belmont Villages
- Excellent transport links to Belfast & Dundonald
- Less than 2 miles to Belfast City Centre

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE PORCH: uPVC door to . . .

ENTRANCE HALL:

LIVING ROOM: 13' 9" x 12' 4" (4.18m x 3.75m) (into bay). Feature gas fire with marble surround.



DINING ROOM: 13' 7" x 11' 8" (4.13m x 3.56m) Solid wood flooring.



Telephone 028 9065 0000
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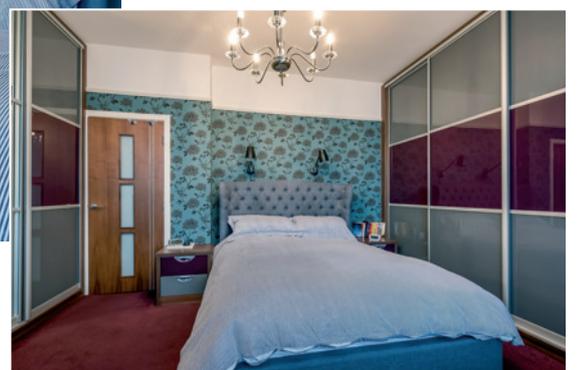
KITCHEN: 9' 9" x 8' 12" (2.96m x 2.74m) Modern kitchen with high and low level units. Quartz worktops. 1.5 bowl sink unit with Quooker mixer tap and Macerator. Smeg oven and combi oven. Smeg induction hob. Smeg extractor fan. Integrated dishwasher. Integrated fridge freezer. Underbench lighting. Spotlights. Quartz splashback. Tiled floor. uPVC door to rear.



First Floor

LANDING: Range of built-in wardrobes and cupboard space.

PRINCIPAL BEDROOM: 16' 10" x 13' 9" (5.14m x 4.18m) (into bay). Two built-in wall to wall wardrobes. Picture rail.



BEDROOM (2): 11' 8" x 10' 2" (3.55m x 3.11m) Ceiling rose. Picture rail.



BATHROOM: Luxury white suite comprising dual flush wc. Vanity unit with ceramic sink and mixer tap. Wall-mounted mirror. Panelled bath with mixer tap and shower head. Walk-in shower cubicle with "rain" thermostatic shower head. Part tiled walls. Spotlights. Access to roofspace. Wall-mounted cabinet.



Second Floor

Access to roofspace.



BEDROOM (3): 16' 10" x 11' 4" (5.14m x 3.45m)



BEDROOM (4): 11' 8" x 10' 3" (3.56m x 3.12m) Spotlights. Views across Belfast city.



Outside

UTILITY OUTHOUSE: 9' 0" x 8' 2" (2.75m x 2.5m) Plumbed for washing machine. Space for tumble dryer. Units for storage. Belfast style sink unit with mixer tap.

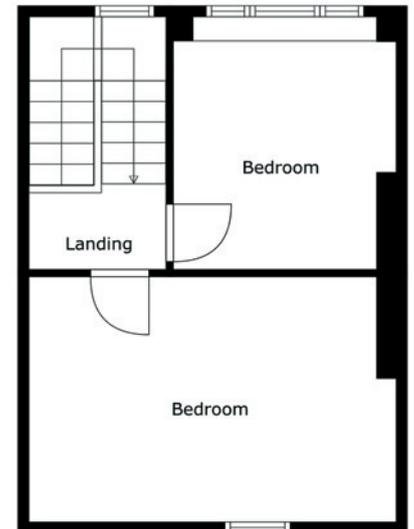
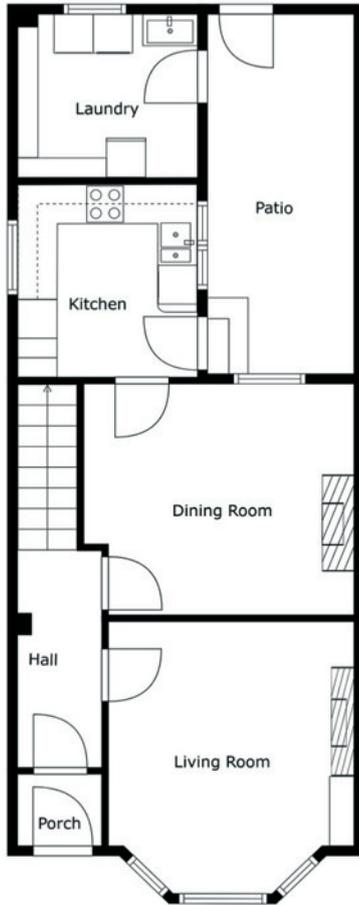
DETACHED DOUBLE GARAGE: Power and light. Can be split for two separate uses.

FRONT: Driveway parking for multiple vehicles. Enclosed front forecourt laid in brick pavings. Brick surrounding wall.

REAR: Enclosed rear yard. Outside light and tap. Additional garden area laid in pebble stone and decking. Summerhouse with light and power.



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Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling along the Upper Newtownards Road towards Belfast City Centre, no. 96 is located on your right hand side after Irwin Avenue.

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