



Enjoying a generous site at the Ballyhackamore end of the Kings Road - one of East Belfast's most highly regarded addresses - this beautiful villa features well-proportioned accommodation over three floors with high ceilings and large bright rooms.

As soon as you enter the reception hall, you get a feeling for the warmth and character the home exudes. Many period features have been retained and the layout offers considerable flexibility.

Externally this is complemented by a lovely rear garden which faces south-west. There is plenty of off-street parking, a garage and some handy outhouses.

In the catchment area for a range of schools for all ages, Ballyhackamore with its superb array of shops, amenities, eateries and "Glider" stops is within a short stroll.

Internal inspection is a must.

Offers Over
£485,000

7 Kings Road,
BELFAST,
BT5 6JF

Viewing by
appointment with
& through agent
028 9065 0000

- Most attractive, double fronted semi-detached villa
- Six bedrooms, two with ensuite shower rooms (one bedroom currently used as study)
- Drawing room with bay window and fireplace
- Formal dining room, also with fireplace
- Living room
- Kitchen with pantry
- Spacious family bathroom with modern, white suite
- Oil fired central heating system
- Double glazing (majority of windows)
- Detached brick garage; outhouses including utility
- Excellent off-street parking to front, side and rear
- Delightful, south facing rear garden with excellent maturity
- Short stroll to Ballyhackamore Village
- Close to excellent local schools and amenities



The Property Comprises:

Ground Floor

Original, hardwood double entrance doors.

ENCLOSED ENTRANCE PORCH: Mosaic tiled floor. Internal door with leaded stained glass insets and side lights.

RECEPTION HALL: Cornice ceiling, corbels. Under stair storage cupboard.

DRAWING ROOM: 18' 6" x 13' 0" (5.64m x 3.96m) (At widest points and into bay). Cornice ceiling, picture rail. Feature fireplace (open fire). Twin aspect.



DINING ROOM: 15' 10" x 13' 0" (4.83m x 3.96m) Cornice ceiling, picture rail. Attractive slate fireplace with cast iron and tiled inset. Door to:



KITCHEN: 13' 0" x 9' 2" (3.97m x 2.8m) Range of high and low level units with glazed display cabinets. Single drainer one and a half bowl stainless steel sink unit with waste disposal unit, Zanussi cooker with double oven and four ring hob. Indesit dishwasher, part tiled walls, door to:



Telephone 028 9065 0000
www.templetonrobinson.com

PANTRY: 6' 4" x 4' 6" (1.94m x 1.38m) Range of shelving.

LIVING ROOM: 14' 4" x 12' 5" (4.38m x 3.78m) Cornice ceiling. Feature windows overlooking garden.



First Floor Return

BATHROOM: 13' 0" x 9' 1" (3.96m x 2.77m) White suite comprising panelled bath with telephone hand shower, wash hand basin, low flush wc, corner shower enclosure with Aqualisa shower, fully tiled walls, ceramic tiled floor. Shelved hotpress. Separate built-in shower cubicle.



First Floor

LANDING: Cornice ceiling, corbels.

BEDROOM (3): 12' 8" x 10' 10" (3.87m x 3.3m) (Currently used as study).

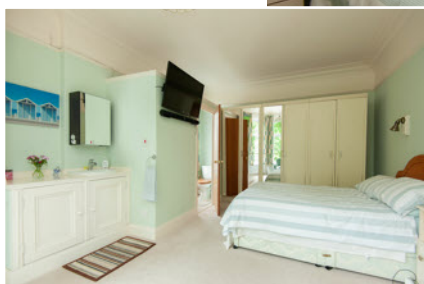
BEDROOM (2): 14' 6" x 12' 6" (4.43m x 3.81m) Cornice ceiling, picture rail, wash hand basin, door to:

ENSUITE SHOWER ROOM: Comprising tiled shower cubicle with Gainsborough electric shower, low flush wc.



MASTER BEDROOM: 18' 1" x 12' 8" (5.51m x 3.85m) (into bay and at widest points). Wash hand basin with cupboards underneath. Door to:

ENSUITE SHOWER ROOM: Comprising tiled shower cubicle with Gainsborough shower, low flush WC.



Telephone 028 9065 0000
www.templetonrobinson.com

Second Floor Return

BEDROOM (4): 13' 2" x 9' 1" (4.01m x 2.76m) (at widest points). Door to:
ENSUITE WC: with wash hand basin.

Second Floor

BEDROOM (5): 15' 11" x 12' 9" (4.85m x 3.88m) (at widest points). Decorative cast iron fireplace.

BEDROOM (6): 12' 8" x 10' 4" (3.86m x 3.16m) (at widest points). Decorative cast iron fireplace.

Pedestal wash hand basin.

LANDING: Access to luggage store.



Outside

Brick pavior driveway to front, side and rear. Parking for numerous vehicles leading to:

DETACHED BRICK GARAGE: 17' 5" x 11' 1" (5.3m x 3.38m) Up and over door, power and light.

ENCLOSED REAR YARD: with outhouses including:

UTILITY ROOM: Plumbed for washing machine, single drainer stainless steel sink unit, oil fired boiler. Built-in cupboards.

STORE: Power and light.

WC:

COAL STORE:

Outside light and tap.

REAR GARDEN: Beautifully mature with lawn. Flowerbeds stocked with abundance of plants, trees and shrubs. Patio, deck and greenhouse.

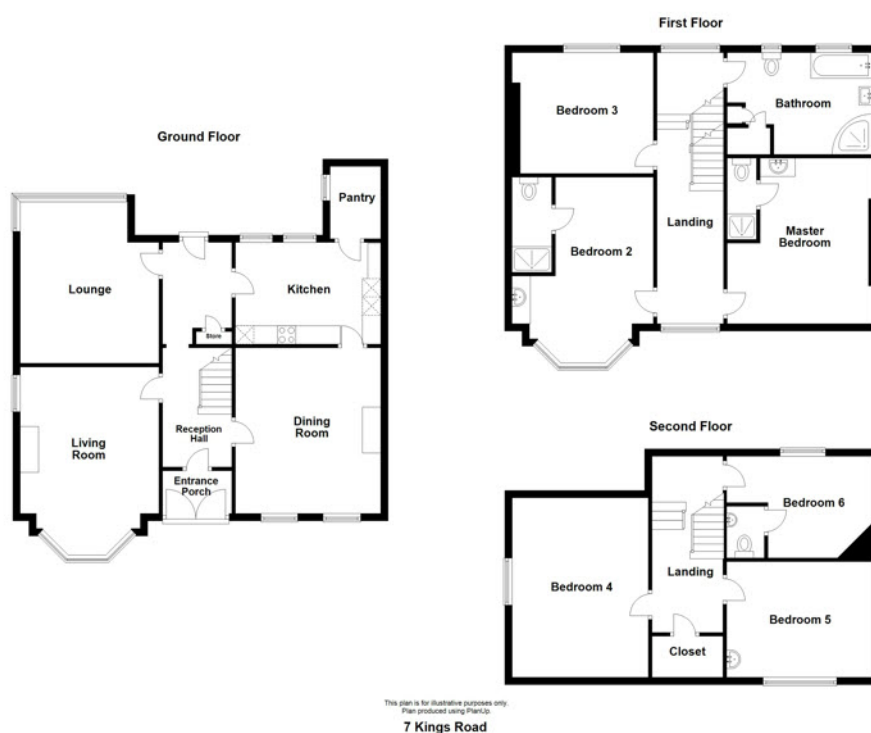




Telephone 028 9065 0000
www.templetonrobinson.com

Location:

Travelling from the Sandown Road at Ballyhackamore end of Kings Road, the property is on the right hand side before junction with Knockhill Park.



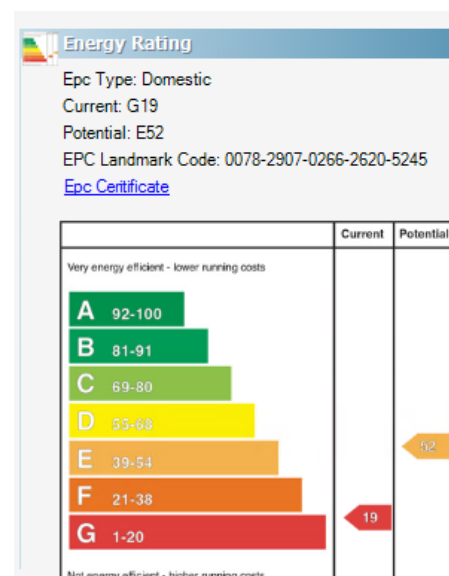
Belfast Branches

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



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.