



Tucked away at the bottom of a cul-de-sac, this most attractive period semi is nevertheless only a few minutes' walk from Ballyhackamore Village.

With beautifully presented and well-proportioned accommodation spread over three floors, the layout offers considerable flexibility.

Period features such as delightful cornicing and fireplaces are enhanced by modern conveniences and additions such as superb, solid wood flooring in all three reception rooms.

Perfect for the growing family wishing to avail of excellent schools and amenities, "Glider" stops are also within a short stroll.

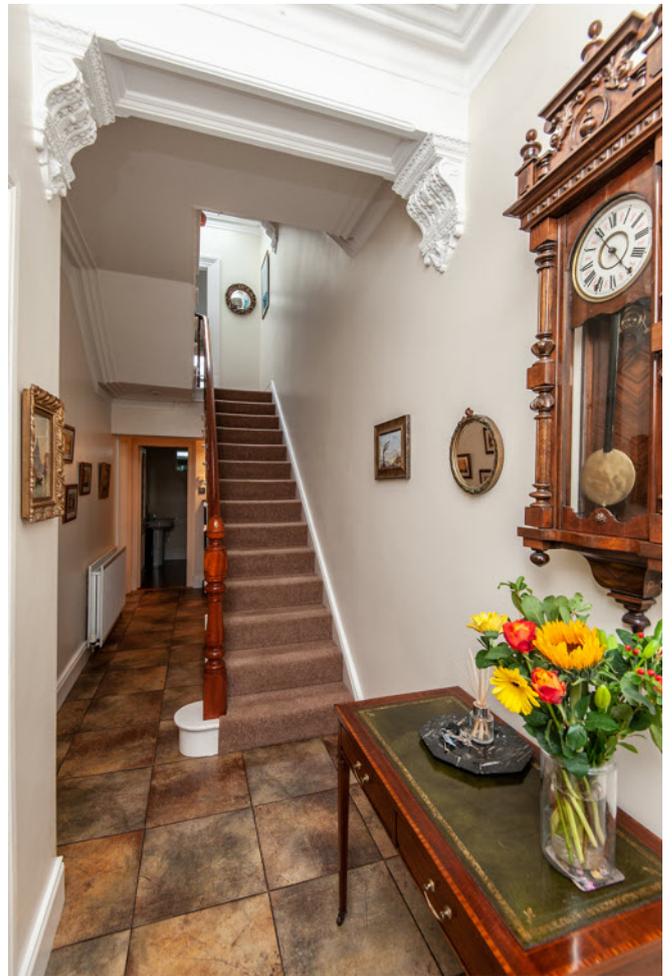
Internal inspection is highly recommended in order to appreciate all that is on offer in this lovely home.

Offers Over  
£395,000

37 Cyprus Park,  
Ballyhackamore,  
Belfast,  
BT5 6EA

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Attractive semi-detached, period villa
- Four bedrooms
- Drawing room with feature fireplace and superb parquet solid oak flooring
- Living room, also with fireplace and parquet solid oak flooring
- Dining room (off kitchen) with oak flooring
- Modern, handmade kitchen with sitting area and bi-fold doors to garden
- Utility room
- Family bathroom with contemporary white suite
- Additional, modern shower room on ground floor
- Natural gas central heating system
- Lovely gardens to front, side and (south-west facing) rear
- Quiet yet convenient cul-de-sac location
- Close to excellent local schools and amenities
- No onward chain

The Property Comprises:

## Ground Floor

Hardwood front door.

ENCLOSED ENTRANCE PORCH: Mosaic tiling and mat well. Cornice ceiling. Internal door with etching and side lights.

RECEPTION HALL: Cornice ceiling, ceiling rose, corbels. Ceramic tiled floor. Understairs cloaks area.



DRAWING ROOM: 15' 6" x 12' 8" (4.73m x 3.85m) (into bay and at widest points). Magnificent, herringbone parquet solid oak flooring. Feature cast iron fireplace with wood surround and polished granite hearth. Cornice ceiling, ceiling rose, wall frieze, plate rack. Feature radiators.



LIVING ROOM: 14' 7" x 11' 11" (4.44m x 3.63m) Magnificent, herringbone parquet solid oak flooring. French door to side and garden. Feature radiators. Attractive slate and cast iron fireplace. Cornice ceiling, ceiling rose. Bespoke built-in bookshelves.



SHOWER ROOM: Walk-in shower enclosure with "rain" head. Pedestal wash hand basin with tiled splashback, low flush wc. Feature radiator, ceramic tiled floor. Door with leaded glass panels.

DINING ROOM: 12' 11" x 11' 5" (3.94m x 3.47m) Solid maple strip flooring.



KITCHEN: 17' 9" x 9' 11" (5.4m x 3.03m) Modern range of high and low level handmade units with glazed display cabinets. Integrated Fisher and Paykel double oven, five ring AEG gas hob with extractor fan over. Dishwasher, Franke single drainer one and a half bowl sink unit. Vaulted ceiling with Velux windows. Bi-Fold doors to deck and garden. Open plan to: SNUG/SITTING AREA.



Door to:

UTILITY ROOM: 11' 3" x 7' 1" (3.43m x 2.15m) Space for fridge/freezer, tumber dryer etc.



## First Floor Return

BEDROOM (4): 8' 9" x 8' 6" (2.67m x 2.59m) Feature radiator.

BATHROOM: White suite comprising free-standing, contemporary bath. Walk-in tiled shower enclosure with "rain" head. Pedestal wash hand basin with tiled splashback. Low flush wc. Feature leaded stained glass windows, ceramic tiled floor, shelved hotpress.



LANDING: Roof light, cornice ceiling, corbels.

## First Floor

MASTER BEDROOM: 17' 11" x 15' 7" (5.45m x 4.75m) (at widest points and into bay). Cornice ceiling, picture rail. Feature radiators.



BEDROOM (2): 14' 5" x 11' 11" (4.4m x 3.62m) (at widest points and into bay). Wash hand basin with tiled splashback and storage underneath. Feature radiator. Cornice ceiling, picture rail.



Second Floor

BEDROOM (3): 17' 0" x 12' 2" (5.18m x 3.71m) (at widest points). Twin access to storage-in-eaves.



Outside

Driveway (owned by this house with right of way granted to No. 35). Own off-street parking area for several vehicles.

Pedestrian path to front door and leading to side.

FRONT GARDEN: Lawn with superb variety of plants, trees and flowering shrubs.

Vegetable garden in raised beds.

Storage area to side with two timber sheds. Gate to:

FULLY-ENCLOSED, SOUTH-WEST FACING SIDE AND REAR GARDENS: Lawns with variety of plants and shrubs. Numerous fruit trees. Outside lights, tap and powerpoints.

PLEASE NOTE: Shed/Store at bottom left of garden is NOT included. The photo-shopped image is for illustrative purposes only.





Location:

Heading citybound on Upper Newtownards Road, go through Ballyhackamore and turn left at lights in to North Road. Cyprus Park is second left and property is last house 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

**Energy Rating**

Epc Type: Domestic  
 Current: D61  
 Potential: D64  
 EPC Landmark Code: 9951-0128-6190-8611-8992  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	61	64
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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