



Enjoying a highly regarded, convenient location on one of East Belfast's premier parks, this detached home offers a superb degree of potential and has retained many original features.

Although now requiring some modernisation, the sale has been priced to reflect the work a buyer is likely to undertake. There is also ample space to extend should further accommodation be required.

The property comprises, 3 bedrooms, separate bathroom and on the ground floor, 3 reception rooms, kitchen/casual dining and private rear garden with detached garage.

Families wishing to avail of some excellent schooling which is located nearby will love the location. Shandon Park Golf Club is practically on your doorstep whilst excellent local amenities in Kings Square, Cherryvalley and Ballyhackamore are also close at hand.

Early inspection is highly recommended.

Offers Over
£299,950

53 Shandon Park,
Belfast,
BT5 6NX

Viewing by
appointment
through agent
028 9042 4747



- Attractive Detached Family Home Within a Popular & Highly Regarded Location That Retains Many of its Original Features & Character
- 3 Reception Rooms
- Fitted Kitchen
- 3 Well Proportioned Bedrooms
- White Bathroom Suite
- Oil Fired Central Heating/uPVC Double Glazed
- Driveway to Private Parking & Garage
- Front & Rear Gardens in Lawns
- Close to Many Leading Senior & Primary Schools, the Outer Ring, Belfast City Centre, All Arterial Routes & Within Walking Distance of Ballyhackamore's Bustling Village Ensuring Convenience at its Best

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE PORCH: Terrazzo tiled floor. Glazed inner door with side panels to . . .

ENTRANCE HALL: Storage/cloaks under stairs.

DRAWING ROOM: 14' 1" x 13' 1" (4.3m x 4.0m) (into bay). Cornice ceiling, picture rail, wood panelling into bay window, open fire with tiled hearth, matching surround and wooden mantle.



DINING ROOM: 13' 9" x 11' 6" (4.2m x 3.5m) (into bay). Cornice ceiling, picture rail, wood panelling into bay window, open fire with tiled hearth, matching surround and mantle.



DEN: 11' 6" x 7' 3" (3.5m x 2.2m) Picture rail, sliding hardwood door to kitchen.



KITCHEN/CASUAL DINING: 16' 5" x 9' 6" (5m x 2.9m) (at widest points). Excellent range of high and low level units and shelving, concealed lighting, space for washing machine, tumble dryer and dishwasher, laminate worktops, Blanco stainless steel sink unit, Hotpoint four ring ceramic hob with built-in extractor fan, Hotpoint built-in oven and grill, ceramic tiled floor, part tiled walls.



First Floor

LANDING: Original lead feature stained glass window, airing cupboard with copper cylinder.

BEDROOM (1): 14' 1" x 13' 1" (4.3m x 4m) (into bay). Cornice ceiling, picture rail, wood panelling into bay window.



BEDROOM (2): 13' 9" x 9' 6" (4.2m x 2.9m) (into bay). Cornice ceiling, picture rail, wooden panelling into bay window.



BEDROOM (3):



MAIN BATHROOM: Heritage wash hand basin with storage, panelled bath with mixer tap and telephone hand shower, low flush wc, fully tiled built-in shower cubicle with Aqualisa electric shower, LED downlighters, ceramic tiled floor, part tiled walls, Access to fully floored roofspace.



Outside

Tarmac driveway to . . .

GARAGE/OUTBUILDINGS:

Rear patio area with planting, shrubs and mature trees bordered by fencing and hedging.

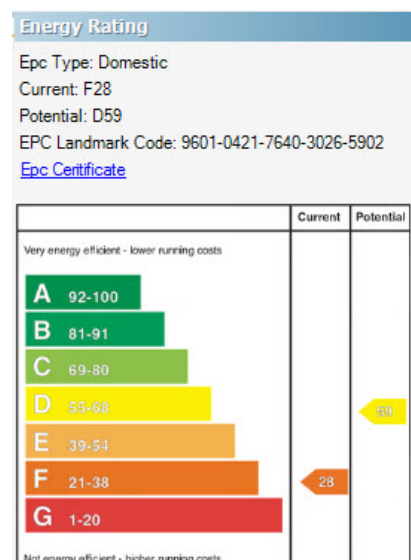




Location:

From Ballyhackamore Village, turn down the Sandown Road off the Upper Newtownards Road. Go straight over Knock Road into Shandon Park and property is on the right hand side.

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



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