

TEMPLETON
ROBINSON



'Oakmount',
48 Ballycoan Road,
Belfast,
BT8 8LL

Offers Over
£695,000

Viewing by
appointment with
& through agent
028 90 663030



This picturesque detached family home is situated on an elevated site offering excellent views of surrounding countryside providing a serene backdrop to everyday life. As you step inside you are greeted by a warm and inviting family room complete with multi-fuel burning stove with back boiler. There is a separate dining room and kitchen open plan to ample dining area. Of particular note is the large drawing room with tranquil outlook to rear garden. With five bedrooms including a spacious principal bedroom with ensuite and access to dressing room or potential sixth bedroom, there is ample space to accommodate family and guests comfortably.

This home is equipped with oil fired central heating, double glazed window frames ensuring

comfort and efficiency all year round.

Outside a sweeping driveway leads to ample parking while a barn offers versatility for a variety of uses whether its storage, workshop or potential conversion subject to necessary permissions. The mature and private gardens spanning approximately one acre are landscaped and laid in lawns and shrubs offering a tranquil oasis to explore and enjoy. This outdoor space provides endless possibilities for relaxation and recreation.

Situated in this peaceful semi-rural setting the local primary and secondary schools of South Belfast are all within ten minutes drive by car.

This is undoubtedly one of the finest family homes to come on to the open market this year.



- Well-maintained detached family home situated on elevated site with views of surrounding countryside
 - Family room with multi-fuel burning stove & back boiler sliding doors to garden
 - Separate dining room
 - Large drawing room with mature outlook over rear garden and raised fireplace
 - Kitchen open to ample dining area
- Five bedrooms including Principal bedroom with ensuite bathroom and dressing room/potential bedroom 6
 - Bedroom 2 with ensuite facilities
 - Oil fired central heating/Double glazed window frames
 - Sweeping driveway to parking leading to barn
- Mature and private gardens of approximately one acre landscaped and laid in lawn, shrubs and variety of specimen trees
 - Excellent degree of privacy
- Superb semi-rural setting yet offering excellent convenience to a host of amenities including local schools in South Belfast

The Property Comprises:

Ground Floor

Hardwood front door with side light to:

RECEPTION PORCH: Indian slate tiled floor. Access to:

RECEPTION HALL: Semi-solid wooden floor. Glazed access door to side.

Steps to:



DRAWING ROOM: 18' 9" x 15' 3" (5.72m x 4.65m) Triple aspect windows, glazed double doors to garden. Raised hearth.



DINING ROOM: 13' 8" x 13' 6" (4.17m x 4.11m) Dual aspect windows.



FAMILY ROOM: 15' 9" x 13' 8" (4.8m x 4.17m) Mahogany PVC double glazed sliding door to garden. Built-in shelving. Cast iron multi-fuel stove with back boiler and brick recess and tiled hearth.



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KITCHEN/DINING AREA: 29' 6" x 11' 6" (8.99m x 3.51m) Range of high and low level units, granite work surfaces, space for cooker, extractor fan above. Dual aspect windows with mature outlook over gardens. Single drainer stainless steel one and a half bowl sink unit with mixer taps, built-in glazed and leaded display unit. Open to ample dining area with semi-solid wooden floor.



UTILITY ROOM: Range of high and low level units, plumbed for washing machine, ceramic tiled floor. Access door to kitchen.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin with mixer taps.

First Floor

LANDING:



PRINCIPAL BEDROOM: 15' 7" x 15' 1" (4.75m x 4.6m) Cast-iron fireplace. Dual aspect windows. Mature outlook. Access to:



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BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps and cabinet below, free standing bath with chrome mixer taps, built-in shower cubicle with Aqualisa shower unit, dual aspect windows, views across rolling countryside. Storage into eaves. Access to:
DRESSING ROOM/BEDROOM (6): 13' 8" x 10' 1" (4.17m x 3.07m) Built-in cupboard.



BATHROOM: Recently installed white suite comprising pedestal wash hand basin with chrome mixer taps, panelled bath with shower screen, mixer taps and shower screen and built-in Mira Sport electric shower unit. Hotpress with built-in shelving. Fully tiled walls, tongue and groove ceiling, low voltage spotlights. Porcelain tiled floor.

SEPARATE WC: Coloured suite comprising low flush wc. Ceramic tiled floor, extractor fan.



BEDROOM (2): 13' 6" x 11' 3" (4.11m x 3.43m) Built-in cupboard. Dual aspect windows with mature outlook over garden. Access to:

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer taps, tiled splashback. Built-in shower cubicle with Mira shower unit, ceramic tiled floor.



BEDROOM (3): 12' 2" x 11' 5" (3.71m x 3.48m) Exposed and treated wooden floor. Cast iron fireplace, slate hearth.



BEDROOM (4): 11' 3" x 9' 4" (3.43m x 2.84m) Hatch to roofspace.

BEDROOM (5): 15' 4" x 9' 8" (4.67m x 2.95m) Dual aspect windows.



Outside

Gardens of approximately one acre. Sweeping driveway laid in loose stones with ample parking leading to barn. Side gardens laid in shrubs and flowerbeds, mature trees and plants. Views across countryside.

BARN: 29' 9" x 20' 10" (9.07m x 6.35m) Light and power.

Mature rear gardens laid in lawn with mature trees. Excellent degree of privacy. Greenhouse. Oil pvc storage tank.







Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travel along Shaws Bridge as far as you can go and at traffic lights turn right and go past the Belvoir Park development. Take the next left onto Ballycoan Road. No. 48 is located on the left hand side.

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

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Energy Rating

Epc Type: Domestic
 Current: F29
 Potential: D64
 EPC Landmark Code: 6820-2526-0066-0108-0463
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		64
E 39-54		
F 21-38	29	
G 1-20		
Not energy efficient - higher running costs		

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