

# *Ballydoolan House*

UPPER MEALOUGH ROAD, BELFAST  
Offers Around £485,000



# Ballydoolan House

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Ballydoolan House presents a wonderful opportunity to purchase a brand new Georgian style home with a fantastic semi-rural location that is convenient to Belfast. Not only does it benefit from a generous PC sum to be spent as you please with some great suppliers, but you have the option to alter the finish that will result in a home that is truly a “one off.” The design of the property is very much centred on modern day family living, with more than enough reception space and large double bedrooms, that is sure to please all members of the family. WJ Law have 120 years of customer satisfaction and expertise that will help you find and build your dream home!

- A wonderful opportunity to acquire a brand new luxury Georgian style home
- Approximately 2500 sq. ft. with a generous £25,000 PC sum – details available on request
- Beautiful semi-rural location, yet convenient to Belfast
- Can be designed and adapted to suit your requirements
- Impressive entrance hall that sets the tone throughout
- Superb kitchen and open plan dining which in turns opens to a snug with a vaulted ceiling
- Kitchen area with fabulous full height doors to the patio
- Spacious living room and a separate family room – perfect for modern day living
- Utility/boot room with plumbing for white goods and access to a WC
- Five double bedrooms – three on the first floor and two on the second floor
- Master suite benefiting from “his & hers” dressing room and an en-suite
- A further two dressing rooms to the top floor bedrooms
- Family bathroom on the first floor and a shower room to the second floor
- Double garage with a games room above available on request
- Pressurised oil fired central heating (alternatives available)
- Sash windows to the front of the property and double glazed throughout
- Surrounding gardens landscaped to offer lawn, west facing patio & planted flowerbeds
- Driveway providing plenty of off-street parking
- Paddock

# Brief Specification

## *Internal*

The ground floor comprises an impressive entrance hall, a living room, a family room, a superb kitchen/diner with full height doors to the rear patio and a centre island, a snug that is open to the kitchen/diner, a utility/boot room and a downstairs WC. The first floor comprises a master suite complete with “his & hers” dressing rooms and an en-suite, a further two double bedrooms and a family bathroom with a separate bath and shower. The second floor comprises a further two large bedrooms both benefiting from dressing rooms and a shower room with a three piece suite.

## *External*

The property benefits from a south facing patio area that can be accessed via the opening doors from the kitchen that will capture afternoon and evening sunshine... just perfect for some al fresco dining. There will be surrounding lawns and the flowerbeds will be planted with an array of plants & shrubs, resulting in delightful outdoor space all the family can enjoy. There is a paddock to the rear.

## *Location*

Ballydoolan House is located on the Upper Mealough Road making it both easily accessible to South and East Belfast. The location is semi-rural and is blessed with countryside views and rural charm. Please refer to the location map.

## *Finishes*

Front, rear and southern elevation of sunroom in limestone.  
Remaining elevations in sandstone with wet dash maintenance free render (Alternatives available).

## *Roof*

Concrete interlocking roof tiles – blue black with matching ridge tiles.  
Bangor blue slates available on request.

## *Walls*

Wet dash render and select stone facing.

## *Openings*

Stained hardwood front door, uPVC and select aluminium windows and rear doors. Sliding sash to front windows. Sandstone cills.

## *Garage*

Oversized single garage with utility is standard.  
A double garage including loft office/games room available on request.

## *Kitchen/tiling/sanitary ware/fireplace*

A PC sum of £25,000 is available from nominated suppliers to include Wrights Design House, Haldane Fisher and David Scott Tiles.







House Plans



Front elevation



Rear elevation



Gable elevations

Ground Floor

**Family Room:**

3.6m x 4.0m

**Living Room:**

3.6m x 4.9m

**Kitchen / Dining:**

9.6m x 4.0m

**Hall:**

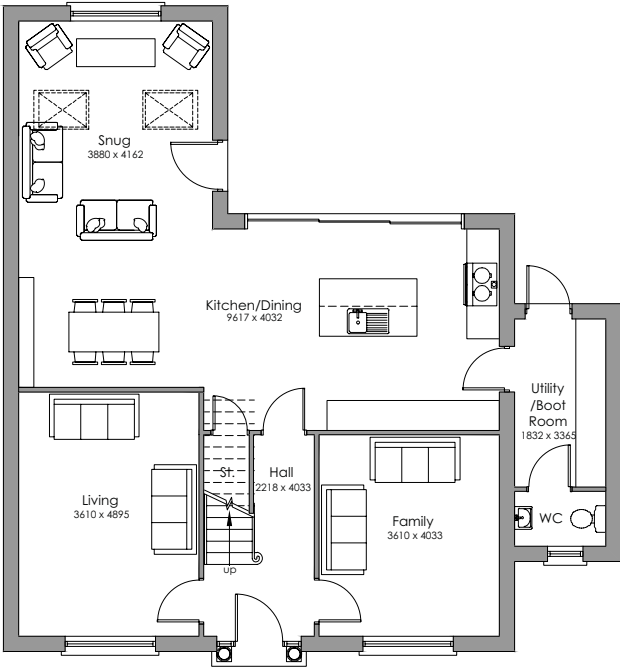
2.2m x 4.0m

**Utility:**

1.8m x 3.4m

**Snug:**

3.9m x 4.2m



1st Floor

**Master bedroom:**

3.6m x 4.2m

**En-suite:**

3.6m x 2.1m

**Dress 1:**

2.2m x 2.2m

**Dress 2:**

3.6m x 1.6m

**Bedroom 2:**

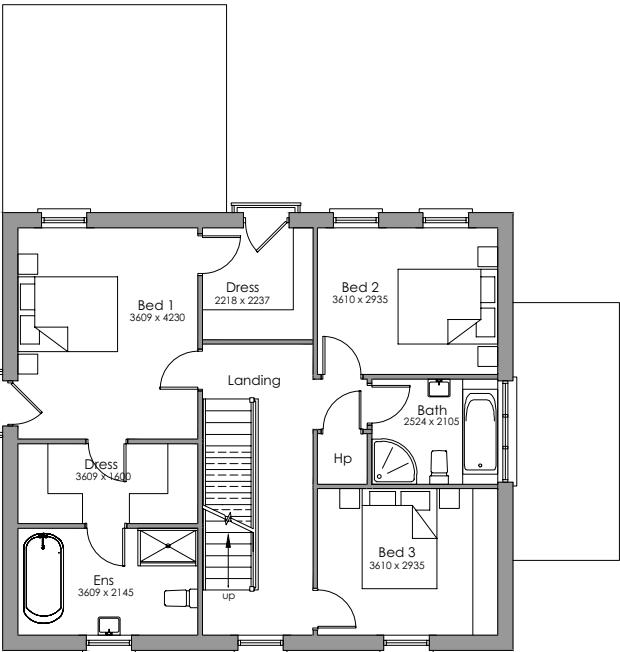
3.6m x 2.9m

**Bath:**

2.5m x 2.1m

**Bedroom 3:**

3.6m x 2.9m



Second Floor

**Bedroom 4:**

3.6m x 3.7m

**Dress 1:**

3.6m x 1.4m

**Bedroom 5:**

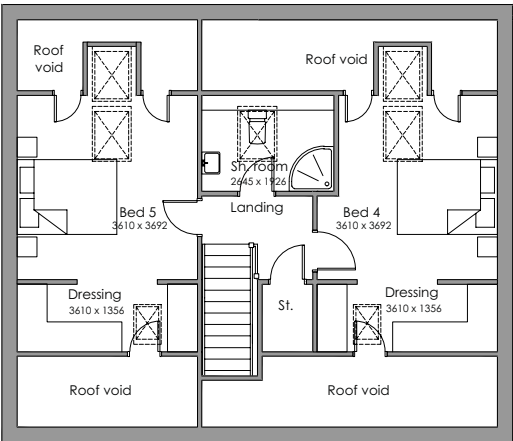
3.6m x 3.7m

**Dress 2:**

3.6m x 1.4m

**Shower room:**

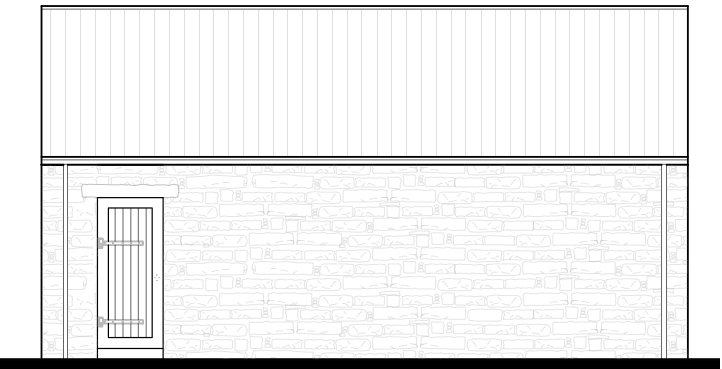
2.6m x 1.9m



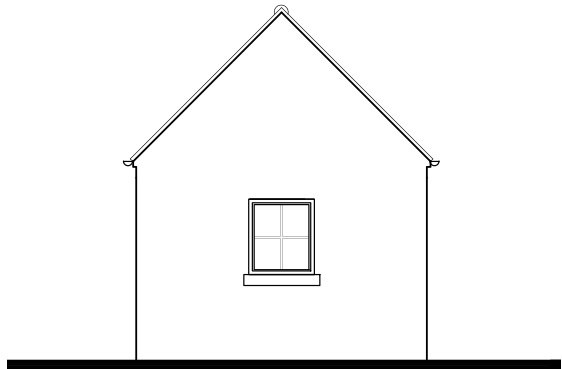
Extended Single Garage as standard



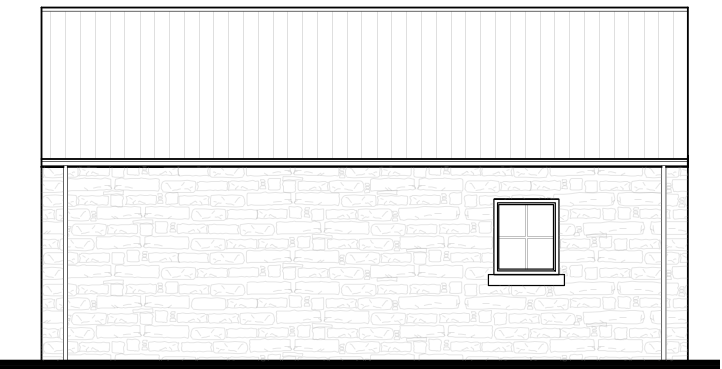
Front elevation



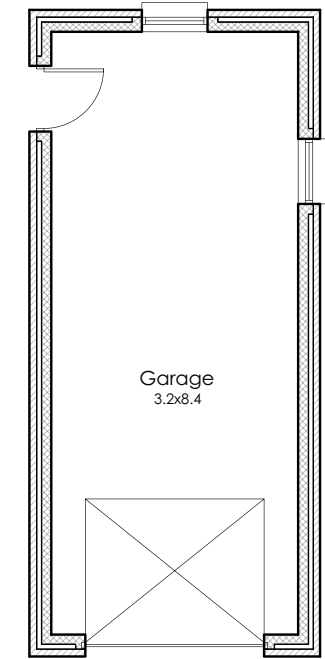
Side elevation



Rear elevation



Side elevation



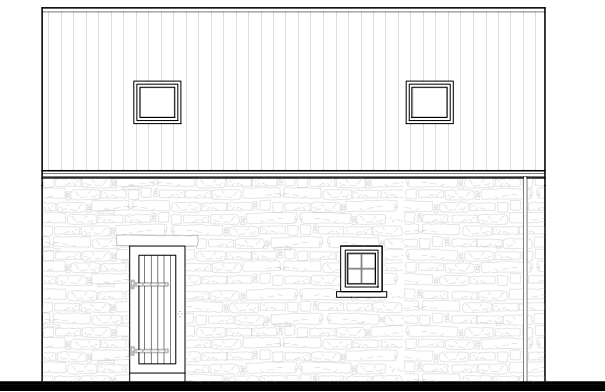
Ground floor plan

Garage:  
3.2m x 6.2m

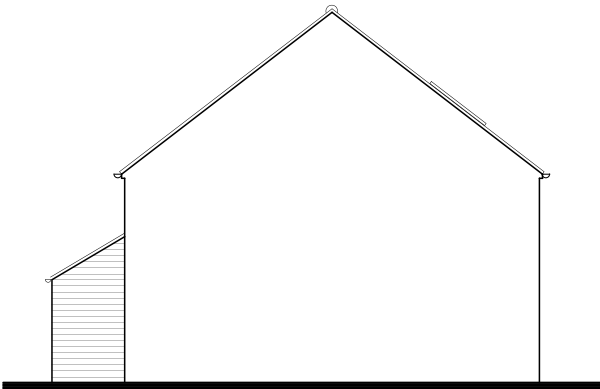
Optional Double Garage with office/games room, heated, utility room, etc.



Front elevation



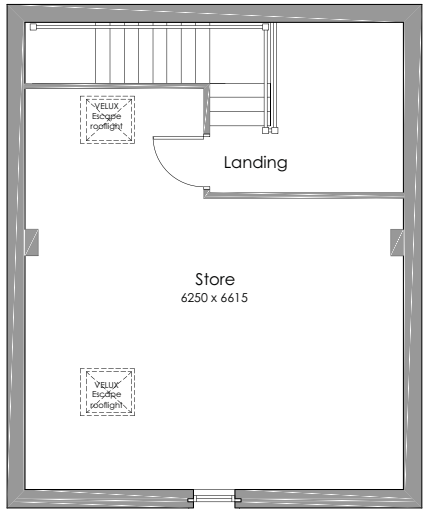
Side elevation



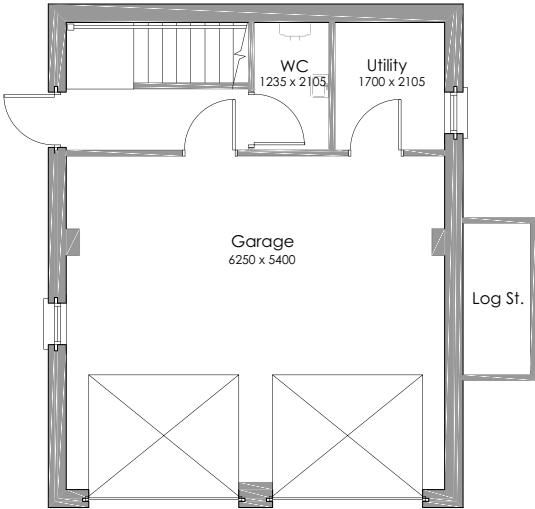
Rear elevation



Side elevation



Ground Floor Plan



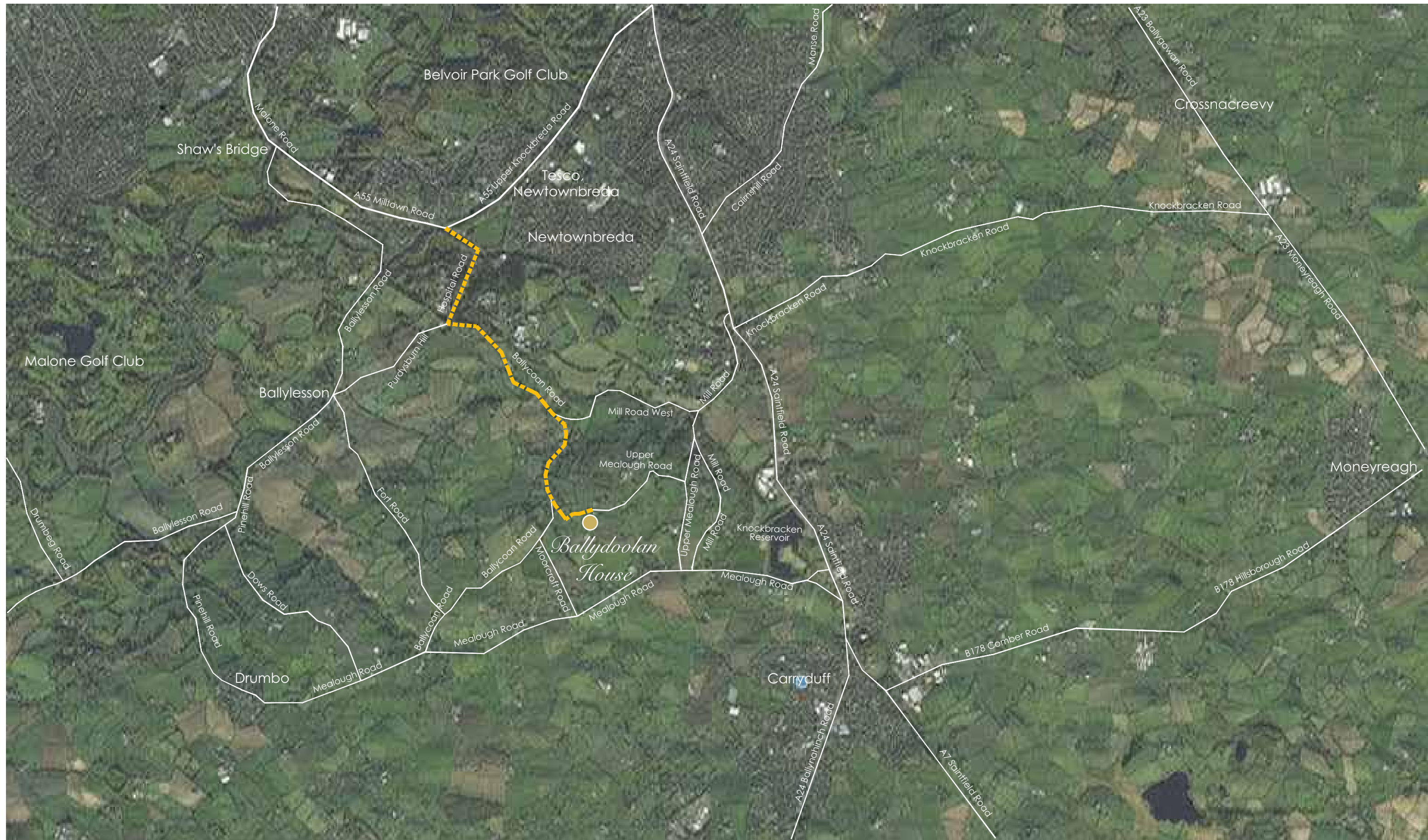
First Floor Plan

Double Garage:  
5.2m x 5.0m  
WC:  
2.3m x 1.0m

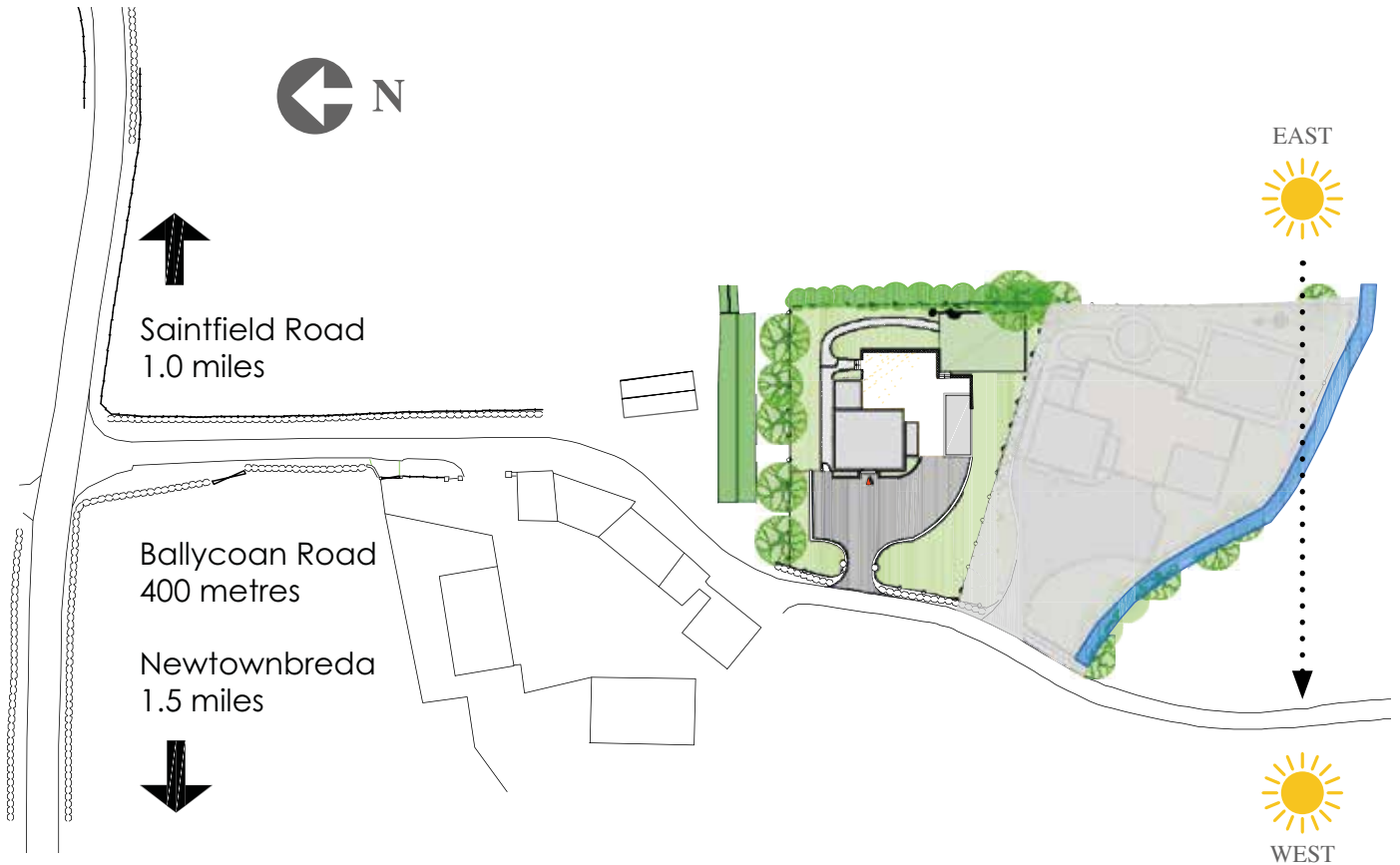
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# Location

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Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc.

All specific details to your home or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.



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