

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**3 MASSEY COURT, BELFAST, BT4 3GJ**

**OFFERS AROUND £650,000**

A substantial, beautifully presented detached family home offering extensive accommodation in the popular Massey area within walking distance of Stormont Estate. Deceptively spacious, this detached family home extends to over 4000 sq ft of accommodation, occupying a corner site with attractive gardens in lawn and patios.

Comprising of a bright spacious entrance hall with porcelain tile flooring and double doors to generous lounge. Superb kitchen with range of modern units, including appliances, granite worktops and breakfast bar opening to dining area. Further to this, an extended living room off dining area with attractive brick feature wall including Inglenook feature fireplace with multi fuel stove, ceramic tiled flooring and patio doors to rear garden. Further ground floor accommodation includes three excellent bedrooms with solid Oak wood flooring, generous fully tiled family bathroom comprising of luxury white suite with freestanding bath, separate built-in shower cubicle and his and hers vanity unit.

The first floor includes mostly solid Oak wood flooring and vaulted ceilings with large velux windows. Starting with an excellent master bedroom, range of built-in robes, and dressing room leading to fully tiled en-suite bathroom with corner feature jacuzzi bath. A further two good size bedrooms, one with range of built-in robes. Further accommodation includes superb living space above integral double garage, offering generous living accommodation with sliding patio doors to Juliet balcony and vaulted ceiling with large velux windows. Further to this, luxury shower room and separate utility room.

Tastefully decorated throughout and conveniently located to the vast range of local amenities in Belmont, Ballyhackamore and Holywood, this fantastic family home offers superb accommodation for many families that want space in abundance in a much sought after area. We strongly recommend early viewing of this excellent family home.



## Key Features

- Superb Modern Detached Family Home Close To Belmont, Ballyhackamore And Holywood
- Excellent Kitchen With Extensive Range Of Units And Breakfast Bar Open To Dining Area
- Ground Floor Luxury Bathroom Suite, First Floor En-Suite Bathroom And Separate Toilet Suite
- Excellent Living Accommodation Above Integral Garage & Separate Shower Room
- Generous Reception Areas Including Lounge Off Entrance Hall, Living Room Off Kitchen/Dining
- Six Good Size Bedrooms, All Comprising Of Solid Oak Wood Flooring And Most With Built-In Robes
- Oil Fired Central Heating, PVC Double Glazed Windows And External Doors, PVC Fascia And Soffits
- Occupying Corner Site With Enclosed Rear Gardens, Within Walking Distance To Stormont Estate



### Accommodation Comprises

#### Entrance Porch

Composite front door with side glass panels.

#### Entrance Hall

Porcelain tile floor. Cupboard under stairs and hot press. Recessed spotlighting.

#### Lounge

24'0" x 18'6" (at widest point)  
Solid Oak wood flooring. Recessed spotlighting. Double doors to:

#### Kitchen

32'3" x 10'5"

Modern range of high and low level units, granite work surfaces and upstand, inset 1 1/2 bowl ceramic sink unit with mixer tap, freestanding 'Rangemaster' cooker with ceramic hob, granite splashback and Rangemaster extractor hood. Housing for American style fridge/freezer with pullout larder's either side, integrated dishwasher, integrated microwave, feature chrome radiator, breakfast bar, ceramic tiled flooring and sliding patio doors. Open to dining area, open to:

#### Living Room

16'1" x 11'3"

Brick Inglenook feature fireplace with multi-fuel stove, ceramic tiled flooring, recessed spotlighting and patio doors to rear garden.

#### Bedroom 5

10'9" x 10'4"

Solid Oak wood flooring.

#### Bedroom 2

19'9" x 10'6"

Solid Oak wood flooring. Built-in robes. Currently used as an office.

#### Bedroom 4

11'9" x 10'9"

Solid Oak wood flooring. Double built-in robes.

#### Bathroom

Modern white suite comprising freestanding feature bath with mixer tap and handheld shower, built-in shower cubicle, feature tiled walls and sliding shower door, his and hers vanity unit with mixer taps, large mirror cabinet, fully tiled walls, recessed spotlighting, extractor fan, low flush WC, feature wall mounted radiator.

#### Utility Room

7'7" x 6'11"

Range of high and low level units with work surfaces, sink unit, plumbed for 2 x washing machines, space for tumble dryer, ceramic tiled flooring.

#### First Floor

#### Landing

Brushed stainless steel balustrades with feature glass, solid Oak wood flooring, large velux window, recessed spotlighting, access to partially floored roofspace.

#### Master Bedroom

23'1" x 11'2" (at widest point)

Extensive range of built-in robes into eaves. Two large velux windows, solid Oak wood flooring, recessed spotlighting.

#### Dressing Room

9'6" x 5'0"

Range of built-in robes and shelving, solid Oak wood flooring, large velux window.

#### En-Suite

Cream suite comprising feature corner bath with jets and mixer tap, electric shower and shower screen, pedestal wash hand basin with mixer tap, low flush WC, bidet with mixer tap, fully tiled walls, ceramic tiled flooring, recessed spotlighting, large velux window.

#### Bedroom 6

10'5" x 7'2"

Solid Oak wood flooring. Large velux window.

#### Bedroom 3

11'9" x 11'1"

Range of built-in robes in eaves, solid Oak wood flooring, built-in robes with drawers, large Velux window.

#### Separate WC

Modern white suite with vanity unit with mixer tap and low flush WC, mirrored cabinet, fully tiled walls, ceramic tiled flooring, velux window.

#### Living Accommodation Above

#### Double Garage

Rear cloak space off entrance hall, leading to:

#### Second Entrance Hall

Ceramic tiled flooring. Stairs to first floor.

#### Integral Double Garage

25'0" x 19'0"

Oil fired boiler, light and power, storage under stairs, electric door.

#### First Floor

#### Landing

#### Utility Room

7'6" x 6'8"

Modern range of high and low level units, Formica work surfaces with upstand, inset single drainer sink unit with mixer tap, plumbed for washing machines, space for dryer, velux window, ceramic tiled flooring.

#### Shower Room

Modern white suite comprising large walk-in shower cubicle with built-in shower, tiled splashback and sliding shower door, single pedestal wash hand basin with mixer tap and low flush WC. Chrome feature radiator, part tiled walls, ceramic tiled flooring. Mirrored cabinet, velux window, extractor fan.

#### Large 'L' Shaped Living Room

27 x 15'8" (at widest points)

Sliding patio door to Juliet balcony. Ceramic tiled flooring. Three large velux windows, recessed spotlighting.

#### Outside

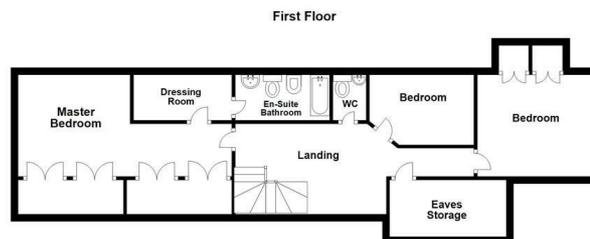
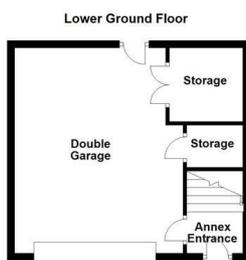
Brick paviour driveway and garden laid in lawn to front. Garden in lawn to rear and generous patio area laid with granite paving. Flowerbed finished with slate stone and hedging to one side. Outside light and power point. Additional garden with lawn, patio and boundary fence.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using Planity.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	61	66
	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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RENTAL DIVISION  
028 9070 1000

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