

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



6 GREEN CRESCENT, BELFAST, BT5 6JE

OFFERS OVER £495,000

Situated within the popular Ballyhackamore village, this property offers fantastic family accommodation, benefiting from two extensions and now offering five excellent bedrooms, three generous receptions rooms, and new family bathroom, en-suite shower room, and ground floor toilet suite.

Comprising of attractive solid Oak flooring, including matching staircase, the accommodation is both bright and spacious throughout. The entrance hall includes a useful cloak cupboard, ground floor toilet suite, and two separate reception rooms, one with newly installed triple glazed sliding patio doors to garden. The kitchen benefits from a more recent of the two extensions with range of luxury units, granite worktops, open to extended lounge dining area, also including attractive roof lights, triple glazed windows, and underfloor heating. Other benefits on the ground floor include utility room off kitchen, and integral garage currently used as a store.

The first floor offers five excellent bedrooms, and new luxury family bathroom comprising built-in shower over bath, and feature tiled walls and floor. Overall, this home benefits from two extensions, the first carried out in 2010, a double storey extension to the side, adding the additional two bedrooms, with the luxury en-suite shower room being added in 2021. Further benefits include partly floored roof space with gas fired boiler and slingsby ladder, uPVC double glazed windows, and excellent garden to rear, including good size lawn and raised patio area for family BBQ's.

Located within walking distance to Ballyhackamore and sitting in a cul-de-sac position off the popular Green Road, this attractive property is the ideal home for many families wanting to be close to schools, restaurants, and cafes, all within Ballyhackamore, not to mention the Glider bus service into Belfast city centre.



Key Features

- Twice Extended Detached Family Home In A Much Sought After Location
- Luxury Kitchen Open To Living/Dining With Underfloor Heating And Patio Doors
- New Luxury Bathroom With Bath, Shower Cubicle And Wood Effect Tile Flooring
- Front Garden, Driveway And Excellent Garden In Lawn To Rear With Patio Area
- Three Reception Rooms To Include Living Room, Lounge And Living/Dining
- Five Bedrooms, One With En-Suite Shower Room, And Partly Floored Roofspace
- Gas Fired Central Heating, uPVC Double/Triple Glazed Windows & Integral Garage
- Popular Location Within Walking Distance To Ballyhackamore And Glider Bus



Accommodation Comprises

Entrance Porch

Tiled flooring.

Cloak Cupboard

Feature stained glass window.

Entrance Hall

Solid Oak wood flooring.

Ground Floor WC

Modern white suite comprising vanity unit with mixer tap and tiled splashback, low flush WC, porcelain tiled flooring with skirting, recessed spotlighting, extractor fan.

Lounge

14'0 x 10'0

Mock hole in wall fireplace with tiled hearth. Original wood panel flooring.

Living Room

12'1 x 10'0

Solid Oak wood flooring. Sliding patio doors to rear patio.

Kitchen

21'0 x 9'0

Newly installed range of high and low level units, granite work surfaces with inset stainless steel sink unit with mixer tap, freestanding 'Flavel' 7 ring gas range cooker, housing and plumbing for 'American style' fridge freezer, built-in 'Hotpoint' microwave, plumbed for dishwasher, part tiled walls, engineered Oak wood flooring, recessed spotlighting. Open to:

Living/Dining Room

21'0 x 10'0

Recessed spotlighting. Engineered Oak wood flooring. Sliding patio doors to patio, triple glazed windows and underfloor heating.

Utility Room

11'0 x 5'0

Range of high and low level units, granite effect work surfaces with inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for dryer, space for undercounter freezer, recessed spotlighting, engineered Oak wood flooring.

Integral Garage (Used as a store)

12'0 x 11'0

Power. Roller shutter door.

First Floor

Landing

Linen cupboard. Solid Oak wood flooring. Access to roof space.

Bedroom 1

12'0 x 12'0

En-Suite Shower Room

Luxury white suite comprising built-in shower cubicle with built-in shower, PVC wall cladding and folding shower screen, vanity unit with mixer tap with splashback, and low flush WC. Chrome feature radiator. Ceramic tiled flooring with skirting. Recessed spotlighting. Extractor fan.

Bedroom 2

14'1 x 10'0

(into bay)

Bedroom 3

12'0 x 9'0

Bedroom 4

12'1 x 10'0

Bedroom 5

9'0 x 8'0

Wood laminate flooring.

Bathroom

Luxury white suite comprising panelled bath with mixer tap, built-in shower over, feature tiled walls and curved shower screen, large vanity unit with mixer tap and feature tiled walls with built-in mirror, low flush WC. Chrome feature radiator, wood effect tiled flooring with skirting, recessed spotlighting, extractor fan.

Roofspace

Partly floored with gas fired boiler. Slingsby ladder.

Outside

Front garden with lawn and mature trees. Driveway laid with brick paviour and boundary brick wall. Enclosed rear garden with raised patio area off kitchen extension and living room with glass balustrades, leading to generous lawn area with raised flowerbeds with mature trees.









