



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**46 ORMISTON CRESCENT, BELFAST, BT4 3JQ**

**OFFERS AROUND £445,000**

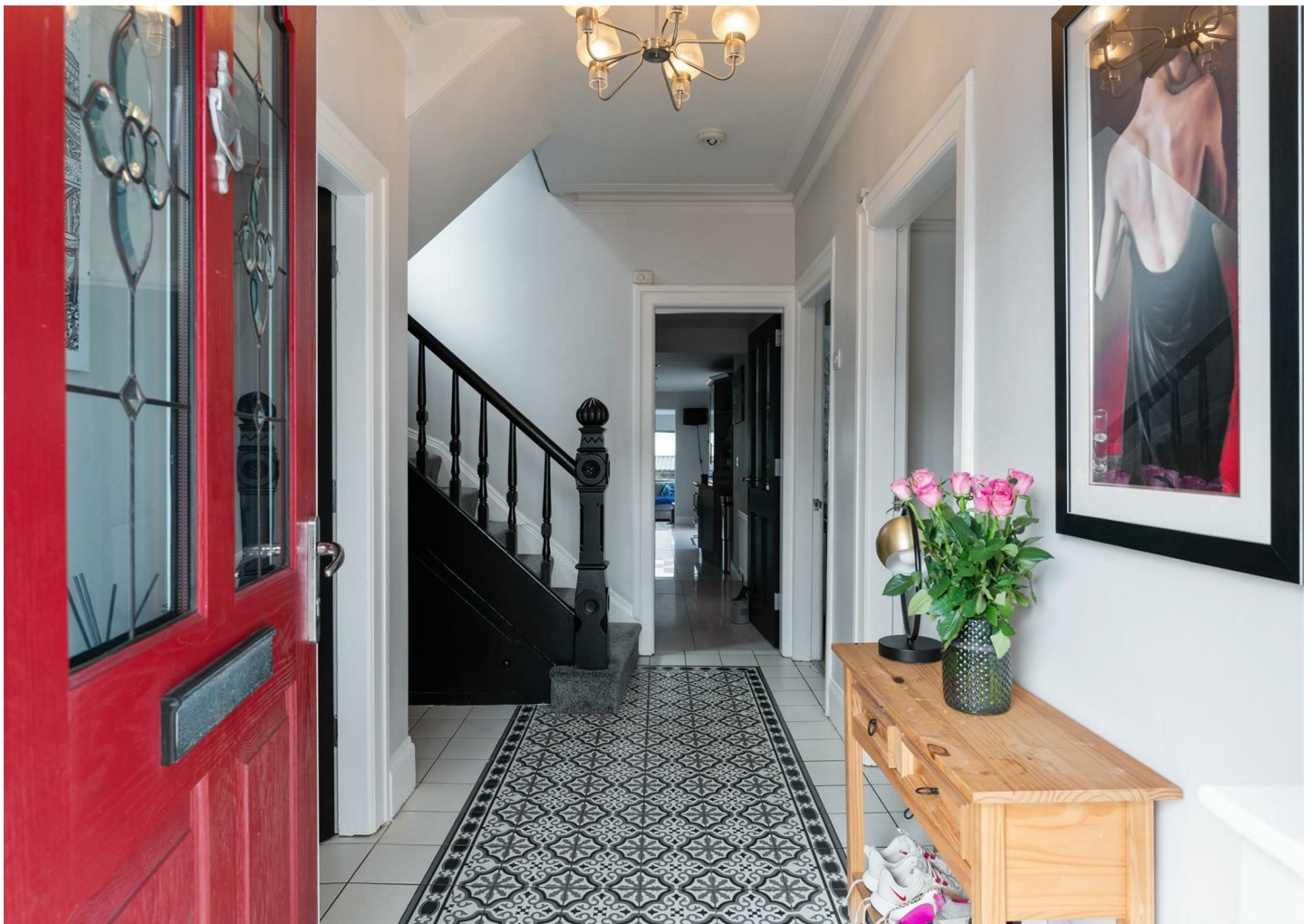


A superb, double storey extended semi-detached family home in the heart of the much sought after Ballyhackamore area, offering generous accommodation to include three different reception areas, four bedrooms, and an excellent garden.

The accommodation comprises entrance hall with ground floor toilet suite, and attractive tiled flooring. Living room with bay window and wood laminate flooring, and lounge including cast iron fireplace with gas fire, wood laminate flooring, and patio doors to rear garden. The kitchen is extended to both the side and rear, and comprises of generous range of high and low level units with granite worktops, including breakfast island and integrated appliances. Furthermore, the kitchen also includes a dining area with patio doors and porcelain tiled flooring, with archway to a further extension, offering a spacious sun lounge overlooking a West facing garden. The ground floor further includes a utility room with matching range of units and space for appliances.

The first floor includes four excellent bedrooms, including three bedrooms with wood laminate flooring, and the principal bedroom as part of the double storey extension, offering fantastic space with full length range of built-in robes, and luxury en-suite shower room with attractive tiling and recessed spotlighting. Furthermore, the first floor includes a modern family bathroom comprising of white suite, bath with handheld shower, built-in shower cubicle with tiled walls, tiled flooring and recessed spotlighting. There is the additional benefit of a partly floored roofspace with slingsby ladder for extra storage.

Located within a much sought after area, just off the Wandsworth Road and convenient to Ballyhackamore, this property offers real family accommodation in a superb area. The outside space includes additional parking to the front, West facing rear garden with patio, good size lawn and large garden shed with electric. A must view!



## Key Features

- Excellent Double Storey Extended Property In A Popular Location
- Modern Kitchen With Granite Worktops, Integrated Appliances And Dining Area
- Family Bathroom With Bath, Separate Shower Cubicle And Tiled Flooring
- Garden And Driveway To Front, And West Facing Garden To Rear With Patio Area
- Three Receptions To Include Lounge, Living Room And Sun Lounge
- Four Generous Bedrooms To The First Floor, Master Bedroom With En-Suite
- Partly Floored Roofspace, Upvc Double Glazing And Gas Central Heating
- Convenient Location Close To A Wide Range Of Schools, Shops & Restaurants



### Accommodation Comprises

#### Entrance Porch

Tiled Floor.

#### Entrance Hall

Tiled Floor, cupboard under stairs with gas fired boiler.

#### Ground Floor WC

White suite comprising wash hand basin with mixer tap, low flush WC, tiled floor.

#### Living Room

14'4 x 11'8

(into bay) Cast iron fireplace with carved surround, wood laminate flooring.

#### Lounge

16'3 x 11'7

(into bay) Cast iron fireplace, gas fire and granite hearth, wood laminate flooring, recessed spotlighting, Velux window.

#### Rear Hall

Panelled ceiling, tiled floor.

#### Utility Room

6'8 x 6'0

Range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for dryer, part tiled walls, panelled ceiling, tiled floor.

### Dining/Kitchen

20'4 x 14'4

Range of high and low level units, granite work surfaces with upstand, space for gas range cooker with glass splashback, extractor hood, housing for fridge freezer, built in wine fridge, integrated dishwasher, breakfast island with granite work surfaces including drainer and inset 1 1/4 bowl with mixer tap, panelled ceiling, tiled floor, recessed spotlighting, open to dining area with patio doors to garden, archway to:-

### Sun Lounge

13'9 x 12'8

Panelled ceiling, tiled floor, patio doors to garden.

### First Floor

#### Landing

Access to roof space.

#### Bedroom 1

20'5 x 14'5

Including full length range of built in robes with sliding partly mirrored doors, recessed spot lighting.

#### Ensuite Shower Room

Modern white suite comprising walk in shower cubicle with built in shower, tiled walls and shower door, vanity unit with mixer tap, tiled splash back and mirrored cabinet, low flush WC, chrome radiator, tiled floor, recessed spot lighting, extractor fan.

#### Bedroom 2

11'9 x 11'8

Wood laminate flooring, recessed spot lighting.

#### Bedroom 3

11'9 x 9'8

Wood laminate flooring.

#### Bedroom 4

9'5 x 9'4

Wood laminate flooring.

### Bathroom

Modern white suite, panelled bath with mixer tap and hand held shower, tiled walls, built in shower cubicle with built in shower, tiled walls, shower door, vanity unit with mixer tap, tiled splash back and mirrored cabinet, low flush WC, chrome radiator, tiled floor, recessed spot lighting, extractor fan.

### Outside

Front garden including extended tarmac driveway with boundary hedge. Enclosed west facing rear garden with patio area leading to extended patio and lawn. Large garden shed with storage.

### Garden Shed

15'2 7'9

Part storage, part garden room including light and power.









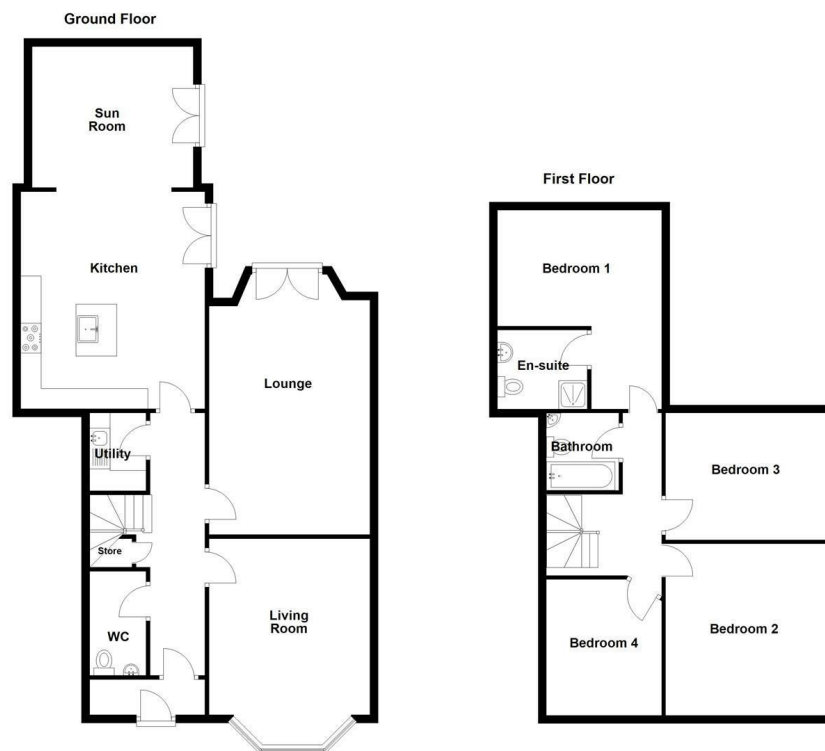












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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