

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £450,000**



An excellent period style home situated within the ever popular Ormiston area, close to Ballyhackamore, and benefitting from a fantastic south west facing garden and extended detached garage.

Ideal family accommodation, comprising generous entrance hall, lounge with bay window and attractive fireplace. Dining room with bay window, and double doors to extended solid oak kitchen, to include integrated appliances, partly tiled walls and ceramic tiled flooring. Living room with archway to generous conservatory, all reception areas benefitting from wood laminate flooring and high ceilings. Furthermore, the ground floor benefits from a ground floor toilet, storage cupboard under stairs, and attractive cornicing.

The first floor offers four well proportioned bedrooms, all to include built in robes, plus principal bedroom benefitting from a concealed shower cubicle with electric shower. Family bathroom comprising white suite, including panelled bath with telephone hand shower, walk in shower cubicle with electric shower, partly tiled walls and recessed spotlighting. Further benefits include a slingsby ladder to floored and partly sheeted, generous roofspace, ideal for further development.

Sitting back from the road, this family home enjoys a generous site with additional parking to the front and side, leading to a fantastic detached garage, which has been extended to the rear. The rear garden, enjoys a huge amount of space for a generous lawn, flower beds and greenhouse, not to mention the patio area, all west facing, which is perfect for the evening sun. Having been a fantastic family home for many years, in what is an excellent, much sought after area of Ballyhackamore, this property is now ready for a new family to come in and modernise to their taste for many more years to come.



## Key Features

- Extended Semi Detached Family Home In The Popular Ormiston Area Close To Ballyhackamore
- Fitted Kitchen With Excellent Range of 'Solid Oak' Units
- Principal Bedroom Benefitting From Concealed Shower Cubicle With Electric Shower
- Gas Fired Central Heating and Majority PVC Double Glazed Windows
- Ground Floor Comprising Four Generous Reception Rooms All With Wood Laminate Flooring
- First Floor With Four Well Proportioned Bedrooms All Including Fitted Robes
- Family Bathroom Comprising Walk In Shower Cubicle And Panelled Bath
- Large Tarmac Driveway Leading To Extended Detached Garage, Generous West Facing Rear Garden



### Accommodation Comprises

#### Entrance Hall

Wood laminate floor, cupboard under stairs.

#### Lounge

16'7 x 13'5

(into bay) Attractive cast iron fireplace with carved wood surround and tiled hearth, wood laminate floor.

#### Dining Room

11'9 x 11'1

(into bay) Wood laminate floor, double doors to:-

#### Kitchen

12'1 x 11'0

Extensive range of high and low level solid oak units, marble effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, space for gas range cooker with tiled splash back, housing for fridge freezer, integrated dishwasher, plumbed for washing machine, space for tumble dryer, part tiled walls, ceramic tiled floor, timber ceiling with spot lighting.

#### Living Room

10'6 x 10'0

Wood laminate floor, archway to:-

#### Conservatory

9'5 x 9'0

Wood laminate floor.

#### Rear Entrance Porch

Gas fired boiler.

#### Ground Floor WC

Low flush WC.

#### First Floor

#### Landing

#### Principal Bedroom

16'7 x 11'6

(into bay) Including range of built in robes and concealed shower cubicle with electric shower and folding shower door.

#### Bedroom 2

12'0 x 10'0

(at widest points) Including range of built in robes.

#### Bedroom 3

10'66 x 10'0

Including built in robes.

#### Bedroom 4

8'3 x 8'1

Including built in robes.

#### Bathroom

White suite comprising walk in shower cubicle with electric shower, Pvc splash back and sliding shower doors, panelled bath with mixer tap, telephone shower and tiled splash back, vanity unit with mixer tap and tiled splash back, low flush WC, feature wall mounted radiator, hotpress, recessed spot lighting, extractor fan.

#### Roof Space

9'8 x 8'0

(average) Slingsby ladder to floored and partly sheeted roof space.

#### Outside

Front garden finished with decorative stone and boundary hedging, large tarmac driveway to front and side leading to extended garage, West facing rear garden with good size patio leading to generous lawn and flower beds, mature trees and green house.

#### Double Detached Garage

35'0 x 13'4

(at widest points) Light and power, up and over door.





















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>		
		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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