

Tim Martin
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**4 Roddens Crescent
Belfast
BT5 7JN**

**Offers Around
£335,000**

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SUMMARY

A stunning detached family residence, situated within this highly desirable area, just off the Glen Road in East Belfast with ease of access to the A55 Knock Road.

The property has been modernised and extended over recent years, boasting superbly appointed accommodation which is perfect for both the growing and established families and is fitted with gas fired central heating and uPVC double glazing.

The ground floor enjoys a spacious lounge with bay window and a beautiful inglenook style fireplace hosting a multi-fuel stove, a modern fitted kitchen which is open plan to the living and dining area with vaulted ceiling and double patio doors opening out to the rear gardens, utility store, WC and a bedroom or study. The first floor boasts three excellent sized bedrooms and a family bathroom fitted with a luxurious white suite.

Outside is equally as impressive, with a spacious driveway leading to the front and side of the property providing excellent off street parking for several cars and to the detached garage. The fully enclosed rear gardens enjoy a southerly aspect and have been laid out in lawn with a spacious patio area.

The location of this property couldn't be better – Lesley Forestside shopping centre, Ballyhackamore, Belmont and many local primary and secondary schools in the surrounding and Greater Belfast area are all easily accessible as too is George Best Belfast City airport, Stormont and The Ulster Hospital.

FEATURES

- Stunning Detached Family Home In This Much Sought After Area Of East Belfast
- Spacious Lounge With Bay Window And Multi Fuel Stove
- Modern Fitted Kitchen Open Plan To A Living And Dining Area With Vaulted Ceiling
- Utility Store And Downstairs WC
- Four Excellent Sized Bedrooms
- Family Bathroom Fitted With A Luxurious White Suite
- Gas Fired Central Heating, uPVC Double Glazing, Fascia And Soffit
- Spacious Driveway To The Front And Side And Leading To The Detached Garage
- Close To Many Local Leading Primary And Secondary Schools
- Within Close Proximity To Ballyhackamore And Belmont Villages, Stormont, Ulster Hospital And Belfast City Airport

Entrance Hall

PVC entrance door with matching side lights; wood laminate floor; under stairs storage cupboard with Worchester gas fired boiler.

WC

6'7 x 3'8 (2.01m x 1.12m)

Modern white suite comprising duel flush WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; extractor fan.

Lounge

15'5 x 11'11 (into bay window) (4.70m x 3.63m (into bay window))

Beautiful Inglenook style fireplace with multi fuel stove on a slate hearth; modern marble fire surround; wood laminate floor; corniced ceiling; bay window; TV & telephone connection points.

Bedroom 4/ Study

10'4 x 8'0 (3.15m x 2.44m)

Open plan Kitchen / Living/ Dining Area

22'2 x 14'0 (max measurements) (6.76m x 4.27m (max measurements))

Extensive range of modern high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mono mixer taps; integrated Bosch electric oven; 5 ring gas hob with extractor hood over; space for fridge / freezer; integrated dishwasher; formica worktops with matching upstands and breakfast bar; tiled floor; recessed spotlights; part vaulted ceiling with Velux windows; glazed uPVC French doors to rear; glazed uPVC door through to:-

Utility Store

17'2 x 4'3 (5.23m x 1.30m)

1½ tub stainless steel sink unit with mixer taps; space and plumbing for washing machine and tumble dryer; wood laminate work tops; ample power points; glazed uPVC door to front.

First floor / Landing

Access to roof space (via slingsby type ladder).

Bedroom 1

11'10 x 10'5 (3.61m x 3.18m)

Bedroom 2

9'4 x 8'4 (2.84m x 2.54m)

Bedroom 3

12'1 x 10'5 (3.68m x 3.18m)

Bathroom

9'3 x 8'11 (2.82m x 2.72m)

Stunning white suite comprising freestanding slipper bath with swan neck mixer taps and telephone shower attachment; spacious walk in shower cubicle with thermostatically controlled shower unit and drench shower head over; pedestal wash hand basin with mono mixer taps; duel flush WC; part tiled walls.

Outside

Spacious bitmac driveway leading to the front and side of the property providing excellent parking for several cars, caravan etc.

Detached Garage

17'6 x 9'10 (5.33m x 3.00m)

Roller shutter door; light and power points; glazed uPVC door to side.

Gardens

Fully enclosed rear gardens with a southerly aspect laid out in lawn and planted with a selection of ornamental and flowering shrubs which provide colour all year round. Spacious paved patio area; outside lights, water taps and power sockets.

Capital / Rateable Value

£200,000 Rates Payable = £1739.00 per annum (approx)

Tenure

Leasehold

Ground Rent

£15.30 Per Annum

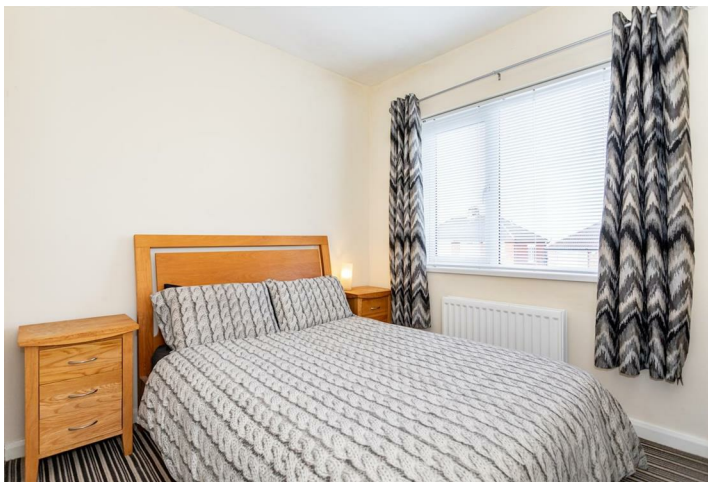


Total area: approx. 135.9 sq. metres (1463.2 sq. feet)

Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

4 Roddens Crescent, Belfast









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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