



Located in the heart of Ballyhackamore, this semi detached property is a stones throw from an array of restaurants, cafes, independent shops and the Comber Greenway.

The accommodation comprises of lounge open plan to dining room, kitchen and three bedrooms. There is a modern first floor bathroom. Externally the property benefits from a garage accessed from the rear of the property and a private and enclosed pavior garden area. The property also benefits from gas central heating and double glazing to the rear.

This is an ideal opportunity for someone wishing to put their own stamp on their future home, with price allowing for some updating.

Offers Over  
£215,000

68 Sandown Road,  
BELFAST,  
BT5 6GY

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Semi Detached home in the heart of Ballyhackamore
- Many original features including stained glass windows
- Lounge open plan to dining room
- Kitchen with integrated hob and oven
- Three Bedrooms
- Bathroom with white suite
- Gas central heating/Part double glazed
- Detached garage to rear (not vehicle accessible)
- Private and enclosed rear patio garden
- A short stroll to shops, restaurants and a Glider stop, perfect for commuters
- Price allowing for some updating



The Property Comprises:

### Ground Floor

uPVC front door with glazed side panels to:

ENTRANCE HALL: Under stairs cloaks cupboard.

Cornice ceiling.

LOUNGE: 14' 11" x 11' 2" (4.55m x 3.4m) Feature stained glass windows, feature fireplace with tiled hearth, cornice ceiling, picture rail, open plan to:

DINING ROOM: 11' 6" x 11' 2" (3.51m x 3.4m) Cornice ceiling, picture rail, glazed double doors to rear.

KITCHEN: 12' 8" x 7' 5" (3.86m x 2.26m) Fitted kitchen with range of high and low level units, stainless steel single drainer sink unit, four ring electric hob, electric underbench oven, stainless steel extractor hood, part tiled walls, tiled floor. Plumbed for dishwasher, uPVC double glazed door to rear.



## First Floor

LANDING: Cornice ceiling.

BEDROOM (1): 11' 11" x 9' 9" (3.63m x 2.97m)

Cornice ceiling.

BEDROOM (2): 11' 5" x 9' 11" (3.48m x 3.02m)

Cornice ceiling.

BEDROOM (3): 7' 10" x 7' 7" (2.39m x 2.31m)

Cornice ceiling.

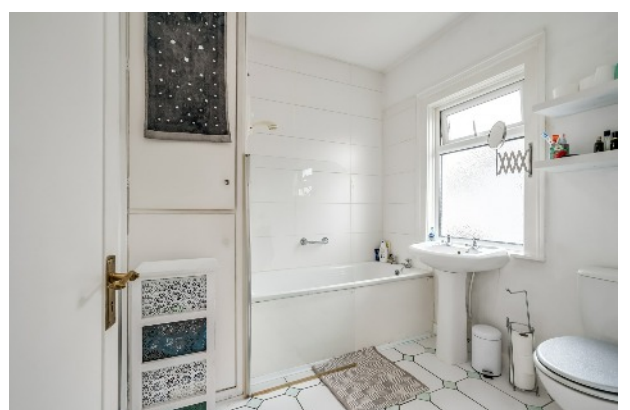
BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, bath with overhead electric shower, part tiled walls, tiled floor, gas boiler cupboard.

## Outside

FRONT: Gated enclosed paved forecourt.

REAR: Private and enclosed patio garden area.

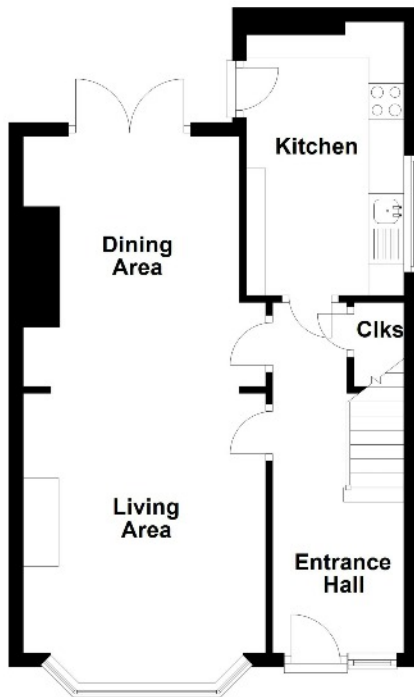
GARAGE: 16' 8" x 10' 3" (5.08m x 3.12m) Up and over door, plumbed for washing machine, light and power. (No vehicular access).



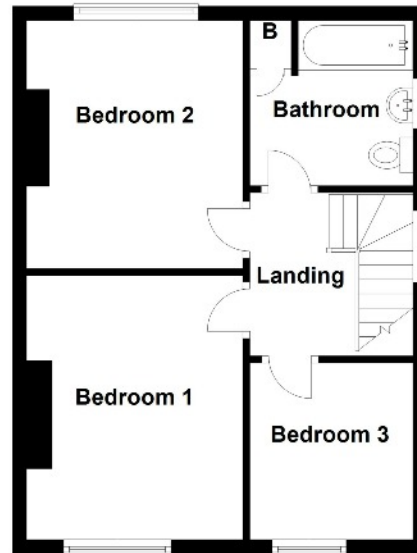
Location:

Heading countrybound on the Upper Newtownards Road, turn right at the lights onto Sandown Road. Property located on left just before the Kings Road.

**Ground Floor**

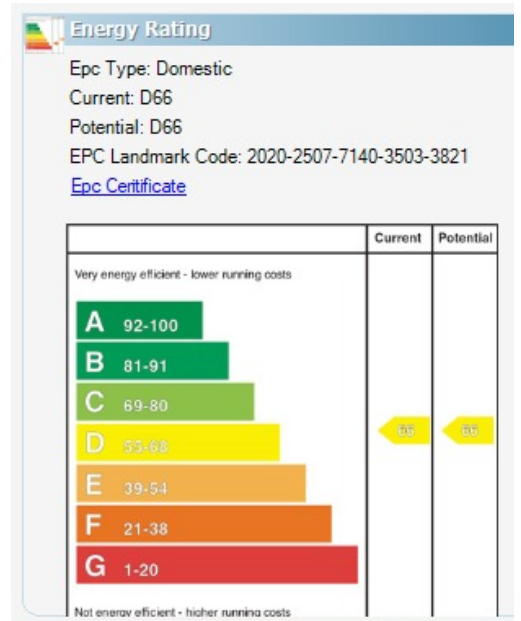


**First Floor**



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

**68 Sandown Road, Belfast**



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Lisburn - 028 92 66 1700

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