



This attractive mid-terrace property is ideally positioned in the heart of Ballyhackamore, one of East Belfast's most sought-after and convenient locations. Within walking distance of a superb range of local shops, cafés and restaurants, as well as excellent schools and transport links, the property offers both convenience and a strong sense of community.

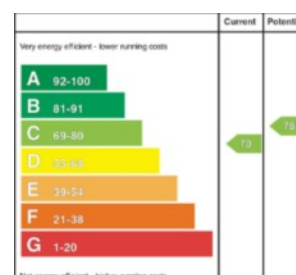
Internally, the accommodation is well presented and thoughtfully laid out. The ground floor comprises a bright, well-proportioned living room and a modern fitted kitchen open plan to a dining area, creating an ideal space for everyday living and entertaining. On the first floor, there are three well-sized bedrooms, complemented by a recently installed contemporary shower room.

Externally, the property benefits from an enclosed rear courtyard with a useful utility store and space for outdoor seating, perfect for relaxing or entertaining. Further benefits include gas fired central heating and uPVC double glazing. This is an excellent opportunity for first-time buyers, young professionals or investors seeking a home in a highly desirable location.

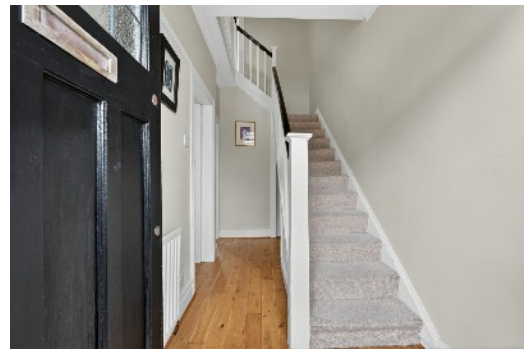
Offers Over
£195,000

12 Sandown Drive,
Ballyhackamore,
BELFAST,
BT5 6GZ

Viewing by
appointment
through agent
028 9042 4747



- Attractive mid-terrace property located in the heart of Ballyhackamore
- Separate, well-proportioned living room
- Modern fitted kitchen open plan to a bright dining area
- Three well-sized bedrooms on the first floor
- Recently installed contemporary shower room
- Enclosed rear courtyard with utility storage and outdoor entertaining space
- Gas fired central heating and uPVC double glazing
- Conveniently located close to leading schools, shops, restaurants and excellent transport links



The Property Comprises:

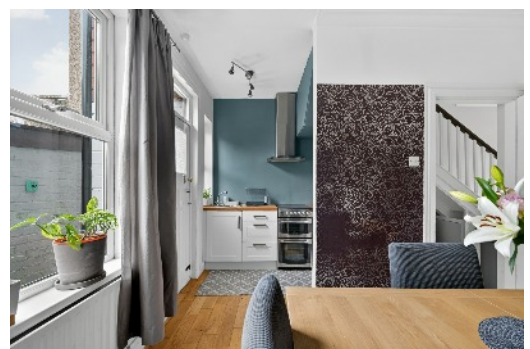
Wooden front door with stained glass central and side panels.

Ground Floor

ENTRANCE HALL: Oak laminate flooring, under stair storage.

LIVING ROOM: 9' 10" x 10' 6" (3m x 3.2m) Oak laminate effect flooring, original feature fireplace, outlook to front, picture rail.

KITCHEN/DINING SPACE: 15' 5" x 10' 10" (4.7m x 3.3m) Oak laminate effect flooring, outlook to rear courtyard, built in shelving and storage, good range of high and low level units, space for fridge/freezer, electric oven and hob with extractor fan, circular stainless steel wash hand basin with chrome mixer tap, access to rear courtyard.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 9' 6" x 7' 10" (2.9m x 2.4m)

Original wooden flooring, original fireplace with red tiles, picture rail.

BEDROOM (2): 10' 2" x 7' 10" (3.1m x 2.4m) Outlook to rear, picture rail.

BEDROOM (3)/WALK IN WARDROBE: 7' 3" x 6' 3" (2.2m x 1.9m) Outlook to front, picture rail.

SHOWER ROOM: White suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, ceramic tiled floor, fully enclosed shower cubicle with part tiled walls, outlook to rear, heated towel rail.

Outside

FRONT: Small front garden.

REAR: Enclosed courtyard, utility room plumbed for washing machine, fully enclosed area with decking and access to rear alley for bins with area for seating and BBQ area.



Telephone 028 9042 4747

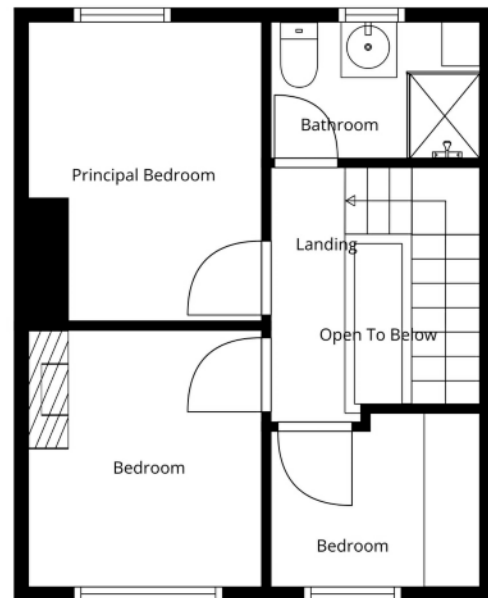
www.templetonrobinson.com

Location:

Travelling from Ballyhackamore on the Sandown Road, Sandown Drive is the third street on the left side. Number 12 is on the left just before Hillview Avenue.



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com

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