



Enjoying a superb location in a cul-de-sac equidistant from both Belmont and Ballyhackamore, this attractive semi-detached home would be ideal for a range of purchasers.

Families looking to avail of some excellent schooling for all ages will be particularly well-catered for.

Having been well cared for and modernised over many years by its current owners, the accommodation is well-proportioned, offering flexibility and an abundance of natural daylight throughout.

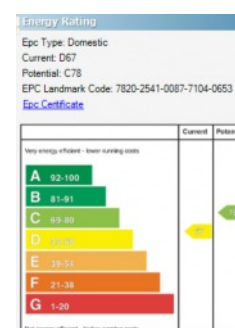
Of particular note, the converted garage to Annex to the rear. Currently used as a bedroom and shower room, this large living space could have multiple uses.

Early viewing is highly recommended.

Offers Over  
£350,000

5 Earlswood Park,  
Ballyhackamore,  
Belfast, BT4 3ED

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Impressive, semi-detached modern home with additional annex
- Cul-de-sac location
- Three well-proportioned bedrooms
- Living room with large bay window and feature fireplace
- Additional dining/reception room, doors to rear
- Modern kitchen with range of appliances
- Large family bathroom on first floor
- Excellent floored roofspace
- GFCH boiler 1 year old
- Double glazing throughout
- Driveway parking
- South-facing rear garden
- Walking distance to both Belmont & Ballyhackamore Villages
- Excellent local schooling all within walking distance
- \*\*\*Converted annex to rear with large bedroom and large shower room\*\*\*



The Property Comprises:

Ground Floor

Composite front door to:

ENTRANCE HALL: Wood strip flooring. Wooden panelling. Under stairs storage.



LIVING ROOM: 15' 7" x 11' 8" (4.74m x 3.55m) (into bay). Uplighters. Feature fireplace.



DINING ROOM: 11' 7" x 12' 0" (3.54m x 3.66m)

Feature fireplace. uPVC double doors to rear.



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KITCHEN: 16' 2" x 9' 1" (4.94m x 2.77m) Modern range of high gloss high and low level units, work surfaces, one and a half bowl stainless steel sink unit with mixer tap. Integrated oven, four ring hob, extractor fan, splashback, integrated microwave, integrated fridge/freezer. Plumbed for washing machine. Vertical feature radiator. Under counter lighting. Spotlights, door to rear.



First Floor

LANDING: Access to floored roofspace.

BATHROOM: White suite comprising dual flush wc, pedestal wash hand basin with mixer taps. Corner bath unit with mixer tap, walk-in shower cubicle with thermostatic shower. Wall-mounted mirror, tiled floor, fully tiled walls, spotlights.



PRINCIPAL BEDROOM: 15' 10" x 10' 12" (4.83m x 3.35m) (into bay). Cornice ceiling.



BEDROOM (2): 11' 9" x 11' 8" (3.57m x 3.55m) Wood effect flooring. Cornice ceiling.

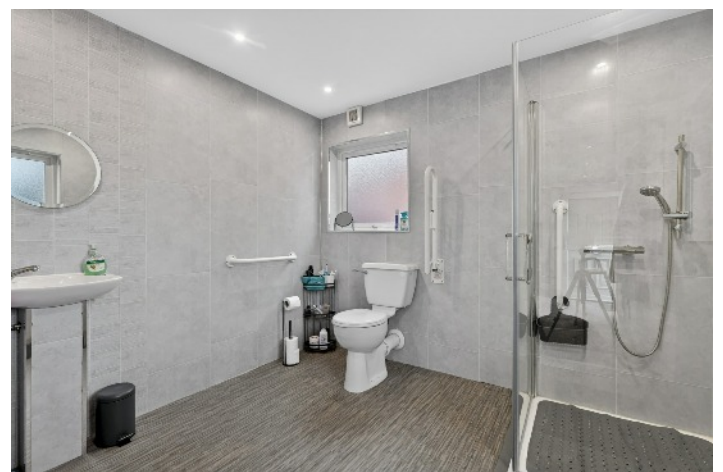


BEDROOM (3): 8' 10" x 7' 5" (2.7m x 2.25m) Cornice ceiling.



Outside

DETACHED ANNEX: 27' 2" x 9' 1" (8.29m x 2.76m) Converted detached annex with large bedroom and large shower room. Walk-in storage or wardrobe space. All building approvals in place.



FRONT: Driveway parking. Mature shrubbery and planters.

REAR: South facing rear garden laid in pavers. Flowerbeds and mature shrubs. Outside light and tap. Storage with housing for gas boiler. Outside wc with wash hand basin.



Sizes And Dimensions Are Approximate. Actual May Vary.

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## Location:

Travelling countrybound on the Belmont Road, turn right after the shops into Earlswood Road.  
Earlswood Park is first left.

## Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

## Other Branches

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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