



This is the perfect opportunity for one to put their own stamp on their dream home. Oozing character and charm, this handsome period home still retains many of its original features.

Extending to circa 2,300 sq ft, the property offers excellent family accommodation, in brief comprising of four bedrooms and three reception rooms plus eat in kitchen. Externally the property benefits from gardens in lawn to front and rear and gated driveway parking.

No 12 is conveniently situated only a short stroll from Ballyhackamore Village and its array of independent shops and eateries. It is also within the catchment area of a number of leading local schools.

Offers Over
£395,000

12 Belmont Church
Road,
BELFAST,
BT4 3FF

Viewing by
appointment with
& through agent
028 9065 0000

- Handsome Period Semi Detached Home with many original features
- Situated in a highly sought after Ballyhackamore address
- Lounge with fireplace and bay window with original shutters
- Living room open plan to dining area
- Separate snug/study
- Spacious kitchen with access to covered yard area
- Four well proportioned double bedrooms
- Bathroom with coloured suite/Two separate WC's
- Majority Double Glazing/Oil fired central heating
- Driveway parking and garden in lawn to front
- Private and enclosed South West gardens in lawn to rear
- Only a short stroll from Ballyhackamore village, a Glider stop and leading local schools
- Priced to allow for modernisation



The Property Comprises:

Ground Floor

Glazed front door to . . .

ENTRANCE HALL: Cornice ceiling, ceiling rose.

LOUNGE: 16' 10" x 12' 10" (5.13m x 3.91m) Feature fireplace, cornice ceiling, picture rail.

LIVING ROOM: 13' 5" x 12' 10" (4.09m x 3.91m) Cornice ceiling, ceiling rose. Open plan to . . .

DINING ROOM: 10' 11" x 9' 10" (3.33m x 3m) Shelved cupboards.

KITCHEN: 15' 2" x 11' 5" (4.62m x 3.48m) Range of high and low level units, stainless steel single drainer sink unit, alcove for cooker, extractor fan, plumbed for washing machine, oil fired boiler, part tiled walls, glazed door to covered yard area.

STUDY: 12' 11" x 9' 11" (3.94m x 3.02m)



First Floor Return

BATHROOM: Coloured suite comprising bath with overhead electric shower, pedestal wash hand basin, shelved hotpress, part tiled walls, tiled floor, low voltage spotlights.

WC: Low flush wc, tiled floor.

WC: Low flush wc.



First Floor

BEDROOM (1): 13' 5" x 12' 11" (4.09m x 3.94m)

Sanded and varnished floor boards.

BEDROOM (2): 12' 9" x 12' 6" (3.89m x 3.81m)

(into bay window).

BEDROOM (3): 14' 3" x 12' 10" (4.34m x 3.91m)

Pedestal wash hand basin.

BEDROOM (4): 11' 8" x 10' 2" (3.56m x 3.1m)

Built-in cupboard.



Outside

FRONT: Pedestrian entrance gates to gardens in lawn. Gated driveway with parking for several cars leading to carport.

REAR: South westerly facing garden in lawn, concrete seating area, outside tap, uPVC oil tank.



Location:

Heading countrybound on the Upper Newtownards, Belmont Church Road is located on the left shortly after Horatio Todds.



Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

Epc Type: Domestic
 Current: F23
 Potential: E46
 EPC Landmark Code: 0290-0218-5605-1208-5600
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		46
F 21-38	23	
G 1-20		
Not energy efficient - higher running costs		

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

www.templetonrobinson.com



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