TEMPLETON ROBINSON

A short stroll to both Belmont and Ballyhackamore Villages, this attractive semi has been cleverly extended to offer well-proportioned accommodation over three floors.

Ideal for families wishing to avail of some excellent schooling located in the vicinity, the layout is also appealing in its versatility.

Natural light floods in to the well-presented interior and there is little for the purchaser to do except move in.

Early inspection is highly recommended as four bed semis in this superb locality are in high demand and short supply.

Offers Over £249,950

23 Clonlee Drive,
Ballyhackamore,
Belfast,
BT4 3DA

Viewing by appointment with & through agent
028 9065 0000

- Deceptively spacious, extended semi-detached villa
- 4 bedrooms, master with ensuite shower room
- Living room with arch to dining room
- Modern kitchen with integrated appliances
- Open plan family room/sitting area
- Bathroom with white suite
- Oil fired central heating
- uPVC double glazing
- Attractively landscaped gardens to front and rear
- Off-street, driveway parking
- Garage/store
- Close to excellent local schools and amenities

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Hardwood front door with double glazed leaded glass panels.

RECEPTION HALL: Wood panelling with plate rack, cornice ceiling. Under stairs storage cupboard. Understairs storage area.

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LIVING ROOM: 13' 11" x 12' 4" (4.24m x 3.76m) (into bay). Cornice ceiling, plate rack. Polished stone fireplace and hearth with wood surround. Recessed shelving and built-in cupboards. Arch to:

DINING ROOM: 12' 4" x 11' 7" (3.76m x 3.53m) Cornice ceiling, recessed shelving and cupboards. Double doors to:

FAMILY ROOM: 12' 0" x 8' 5" (3.66m x 2.56m) Feature radiator. Ceramic tiled floor. French doors to garden. Open plan to:

KITCHEN: 17' 4" x 7' 2" (5.29m x 2.19m) Modern range of high and low level units, single drainer stainless steel sink unit. Integrated appliances including Neff oven, microwave, dishwasher and 4 ring hob. White-Westinghouse fridge and freezer. Plumbed for washing machine. Neff stainless steel extractor fan, wine rack. Ceramic tiled floor with underfloor heating.

First Floor

BEDROOM (1): 11' 7" x 11' 0" (3.53m x 3.36m) (At widest points). Cornice ceiling, picture rail. Escape window.

BEDROOM (2): 11' 5" x 9' 9" (3.49m x 2.98m) Twin double built-in robes with overhead storage. Picture rail, cornice ceiling.

BEDROOM (3): 7' 9" x 7' 7" (2.36m x 2.31m)

BATHROOM: White suite comprising panelled bath with telephone hand shower, separate corner shower cubicle with Mira Sport electric shower. Low flush wc, wash hand basin, heated mirror. Part tiled walls, ceramic tiled floor, chrome heated towel rail. Shelved hotpress.

LANDING:

Second Floor

LANDING:

MASTER BEDROOM: 15' 0" x 10' 11" (4.57m x 3.33m) Plus recess. Access to storage in eaves.

Door to:

ENSUITE SHOWER ROOM: Corner shower cubicle with Mira Sport electric shower. Low flush wc, wash hand basin with storage underneath. Heated mirror, ceramic tiled floor, part tiled walls.

Outside

Double entrance pillars. Pavior driveway with off-street parking.

FRONT GARDEN: Laid in slate chips with low hedging. Access to side leading to:

GARAGE/STORE:

LANDSCAPED REAR GARDEN: Mainly in lawn with feature timber deck.

Children's play area with artificial grass. Flowerbeds edged in railway sleepers with variety of plants, trees and shrubs. Outside light and tap.

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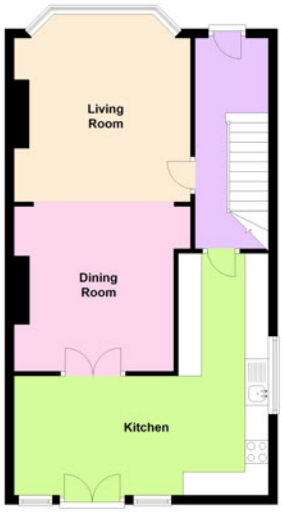
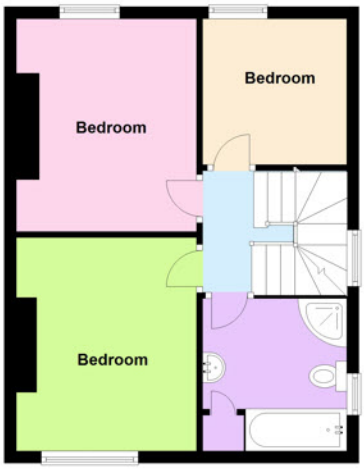
Location:

Heading citybound on the Upper Newtownards Road, go through Ballyhackamore and North Road lights. Clonlee is next right and property is on the right hand side.

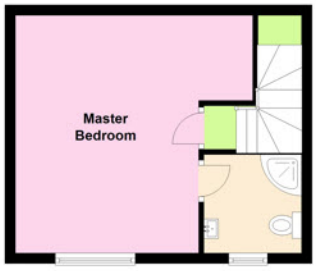
Ground Floor

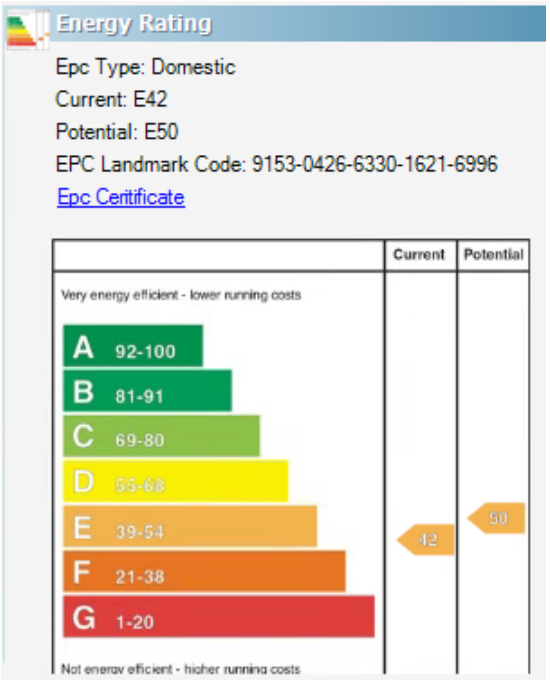


First Floor



Second Floor





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The Property Ombudsman

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