



Dating back to 1899, this handsome detached home enjoys a superb location within a short stroll of vibrant Ballyhackamore with its range of shops, amenities and eateries.

Well-maintained by the current owners, there is a large extension to the ground floor at the rear. It therefore now benefits from four reception rooms to complement the four bedrooms which are all on the first floor.

Retaining many period features and high, corniced ceilings on the entry level, a delightful warmth and character is certainly to the fore.

Externally there is a modern detached garage, ample parking and mature gardens to the front and side. The latter is enclosed, south-facing and accessible directly from the spacious living room to the rear.

Rarely do properties in this highly regarded street come on to the open market so we would recommend viewing at the earliest opportunity.

Offers Over  
£525,000

9 Winston Gardens,  
Ballyhackamore,  
BELFAST,  
BT5 6HZ

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Most attractive, extended Detached Villa
- Four double bedrooms plus nursery/dressing room (potential en suite)
- Drawing room with feature fireplace and bay window
- Formal dining room
- Spacious living room with French doors to garden
- Family room/study
- Utility room
- Bathroom with separate WC; walk-in hot press
- Additional WC downstairs
- Detached garage with electric door
- Off-street, driveway parking for 3-4 vehicles
- Front and enclosed, south-facing side gardens
- Gas fired central heating
- Double glazing
- Beam vacuum system
- Close to excellent local schools, amenities and Glider stops



The Property Comprises:

Ground Floor

Hardwood front door to

ENCLOSED ENTRANCE PORCH: with original mosaic tiling.

Internal door with glazed panels and side lights.

RECEPTION HALL: Cornice ceiling. Understairs storage cupboard.

CLOAKROOM: Low flush WC, pedestal wash hand basin. Part tiled walls, ceramic tiled floor.

Cloaks area.



DRAWING ROOM: 19' 9" x 13' 10" (6.03m x 4.21m) (into bay) Cornice ceiling, picture rail. Attractive marble fireplace with tiled inset, gas coal-effect fire and slate hearth.



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DINING ROOM: 15' 3" x 12' 12" (4.66m x 3.95m) (into bay) cornice ceiling, picture rail. Feature marble fireplace with tiled hearth (currently sealed).



FAMILY ROOM /STUDY: 12' 10" x 10' 11" (3.92m x 3.32m) Cornice ceiling, picture rail. Attractive cast iron fireplaces with tiled inset, slate hearth. Excellent range of built-in cupboards.



KITCHEN: 16' 5" x 8' 10" (5m x 2.7m) Range of high and low level units. Integrated Bosch double oven, four ring hob. Single drainer stainless steel sink unit with water filter tap, plumbed for dishwasher. Integrated AEG fridge. Recessed shelving. uPVC door to side.



Arch to:

BREAKFAST ROOM: 12' 4" x 7' 11" (3.76m x 2.42m) Vaulted ceiling, bay window. Door to:



UTILITY ROOM: 10' 11" x 7' 3" (3.32m x 2.21m) Range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine, spaces for tumble dryer, freezer etc. Part tiled walls, ceramic tiled floor. Access to roofspace storage.

LIVING ROOM: 20' 6" x 13' 2" (6.25m x 4.01m) Built-in cupboards. Twin aspect with French doors to garden.



### First Floor Return

BATHROOM: Off-white suite comprising corner bath with telephone hand shower. Wash hand basin with storage underneath, bidet. Separate corner shower with Aqualisa shower. Heated towel rail, part tiled walls, ceramic tiled floor.



LANDING: Walk-in airing/linen cupboard with copper cylinder. Velux window.

SEPARATE WC: High-flush WC



First Floor

BEDROOM (4): 12' 8" x 10' 11" (3.86m x 3.33m) Cornice ceiling.



BEDROOM (3): 13' 1" x 10' 9" (4m x 3.27m) Cornice ceiling.





BEDROOM (2): 13' 0" x 11' 11" (3.97m x 3.62m) Cornice ceiling. Wash hand basin with tiled splash back and storage underneath. Double wardrobe.



PRINCIPAL BEDROOM: 13' 6" x 11' 10" (4.11m x 3.61m) Cornice ceiling.



BEDROOM (5) / STUDY: 7' 9" x 5' 10" (2.36m x 1.79m) (potential en suite)

## Outside

Double entrance gates accessing brick pavior driveway with off-street parking for several vehicles leading to:

DETACHED GARAGE: 18' 1" x 8' 10" (5.5m x 2.7m) (approx) Roller shutter electric door, power and light. Door to side.

Side porch with Boiler House: Baxi natural gas boiler, Beam vacuum unit. Twin old Belfast sink units. Power and light.

FRONT: Pedestrian gate with path to front door.

Front garden in two lawns with border beds, variety of plant and shrubs with boundary hedging.

Gate to:

SIDE GARDEN: Enclosed, good degree of privacy and south-facing lawn plus sheltered patio area with trees and shrubs. Fruit trees and bushes including apple, blackcurrant and gooseberry. Outside light and tap.





## Location:

Heading through Ballyhackamore country bound on the Upper Newtownards Road, turn right after Knockhill Park (opposite Greenwood Primary School) into Winston Gardens. House is on right-hand side just before junction with Green Road.



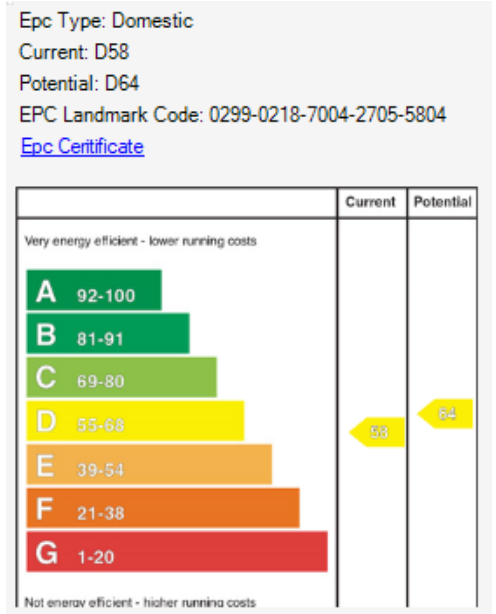
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