



Enjoying one of the largest sites on a highly regarded, tree-lined street, this handsome detached villa would be ideal for a range of purchasers. Families looking to avail of a superb range of schooling for all ages will love the location which is equidistant from both Belmont and Ballyhackamore.

Sympathetically modernised by the current owners, the undoubted warmth and character is enhanced by the retention of many original features.

Well-presented throughout, all four bedrooms are of a good size and the three separate reception rooms ensure the layout is versatile.

Externally this is complemented by lovely, mature gardens, extensive off-street parking plus a garage with attached store.

It is only upon internal inspection that one can appreciate all this delightful home has to offer.

Offers Over  
£625,000

68 Wandsworth Road,  
Belmont,  
BELFAST,  
BT4 3LU

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Most attractive detached villa
- 4 well-proportioned bedrooms, 3 with original fireplaces
- Lounge with triple aspect & wood-burning stove
- Dining room with front bay window and fireplace
- Morning/Family room, also with fireplace
- Modern kitchen with Bosch appliances & casual dining area
- Utility room
- Floored roofspace
- Family bathroom with contemporary white suite
- Additional WC downstairs
- Gas fired central heating with Hive controls
- Double glazing, many with leaded stained glass retained
- Detached garage with attached garden store
- Extensive driveway parking
- New roof in 2017
- Landscaped front & rear gardens with superb array of planting for all seasons
- Close to excellent schools, amenities, eateries & Glider routes



The Property Comprises:

## Ground Floor

COVERED ENTRANCE PORCH: Hardwood front door with leaded stained glass lights to . . .

PORCH: Original terrazzo flooring. Cornice ceiling, picture rail. Internal door with leaded stained glass insets and side lights to . . .

RECEPTION HALL: Cornice ceiling, picture rail.



CLOAKROOM: Wash hand basin. Access to further storage area understairs. Cloaks area.

LOUNGE: 23' 0" x 14' 9" (7.02m x 4.49m) (at widest points into side bay). Triple aspect with leaded stained glass lights embedded in double glazing. Cornice ceiling, picture rail. Attractive fireplace with granite hearth, wood surround and wood-burning stove.



DINING ROOM: 16' 9" x 11' 11" (5.11m x 3.63m) (into bay at widest points). Cornice ceiling, picture rail. Feature tiled fireplace and hearth with wood surround. Leaded stained glass lights embedded in double glazing. Shelved storage cupboard.



MORNING/FAMILY ROOM: 12' 0" x 10' 3" (3.67m x 3.13m) (at widest points). Cornice ceiling, picture rail. Tiled fireplace and hearth with wood surround. Leaded stained glass lights embedded in double glazing. Built-in cupboards and glass cabinets.





KITCHEN WITH CASUAL DINING AREA : 15' 2" x 11' 2" (4.61m x 3.4m) Modern range of high and low level units with granite work surfaces. Franke 1.5 bowl underhung sink unit with mixer and water filter taps. Integrated Bosch five ring gas hob with extractor fan over. Bosch double oven, dishwasher and fridge. Ceramic tiled floor. Door to rear porch leading to back garden.



CLOAKROOM: Low flush wc. Worcester Bosch natural gas boiler.

UTILITY ROOM: Built-in cupboards. Single drainer stainless steel sink unit. Plumbed for washing machine.



## First Floor

Feature leaded stained glass double glazed window on stair turn. Picture rail.



BEDROOM (1): 14' 0" x 11' 11" (4.28m x 3.64m) Picture rail. Extensive range of built-in robes with shelving and drawers. Original tiled fireplace with wood surround.





BEDROOM (2): 12' 0" x 10' 0" (3.66m x 3.05m) Picture rail.



BEDROOM (3): 12' 1" x 10' 3" (3.69m x 3.13m) Picture rail. Original tiled fireplace with wood surround.



BEDROOM (4): 10' 11" x 10' 8" (3.33m x 3.25m) Picture rail. Built-in storage cupboard. Tiled fireplace with wood surround.



BATHROOM: Contemporary white suite comprising bath with telephone hand shower. Shower enclosure with Aqualisa shower. Duravit wash hand basin with storage underneath, matching low flush WC. Ceramic tiled floor, part tiled walls. Backlit mirror with touchfree sensor controls. Chrome heated towel rail. Shelved hotpress.





Access via pull-down ladder to . . .

ROOFSPACE: Excellent size, extensively floored with lighting.

## Outside

Double entrance pillars with gates to driveway with off-street parking for several vehicles leading to . . .

DETACHED GARAGE: 16' 3" x 10' 4" (4.96m x 3.15m) Roller shutter door, power and light. Built-in shelving.

ATTACHED GARDEN STORE: 10' 6" x 6' 10" (3.19m x 2.08m) Built-in shelving and work bench. Power and light.

FRONT GARDEN in lawn with flower beds stocked with excellent variety of plants and flowering shrubs for all seasons. Paths to both sides leading to:

Good sized REAR GARDEN with lawn interspersed with fruit trees... three apple and one plum. Further beds with box hedging and featuring blueberries, gooseberries, raspberries and blackcurrants. Raised vegetable beds, flowering plants and shrubs. Patio and sitting areas. Outside light and tap. Covered log store at rear door.





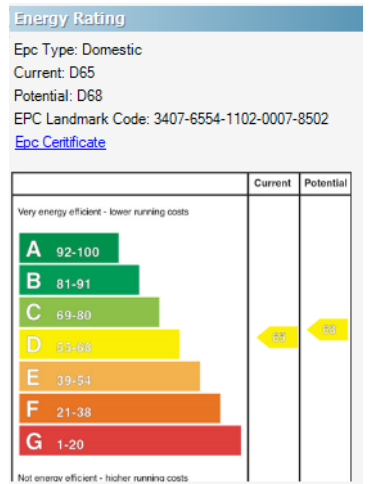




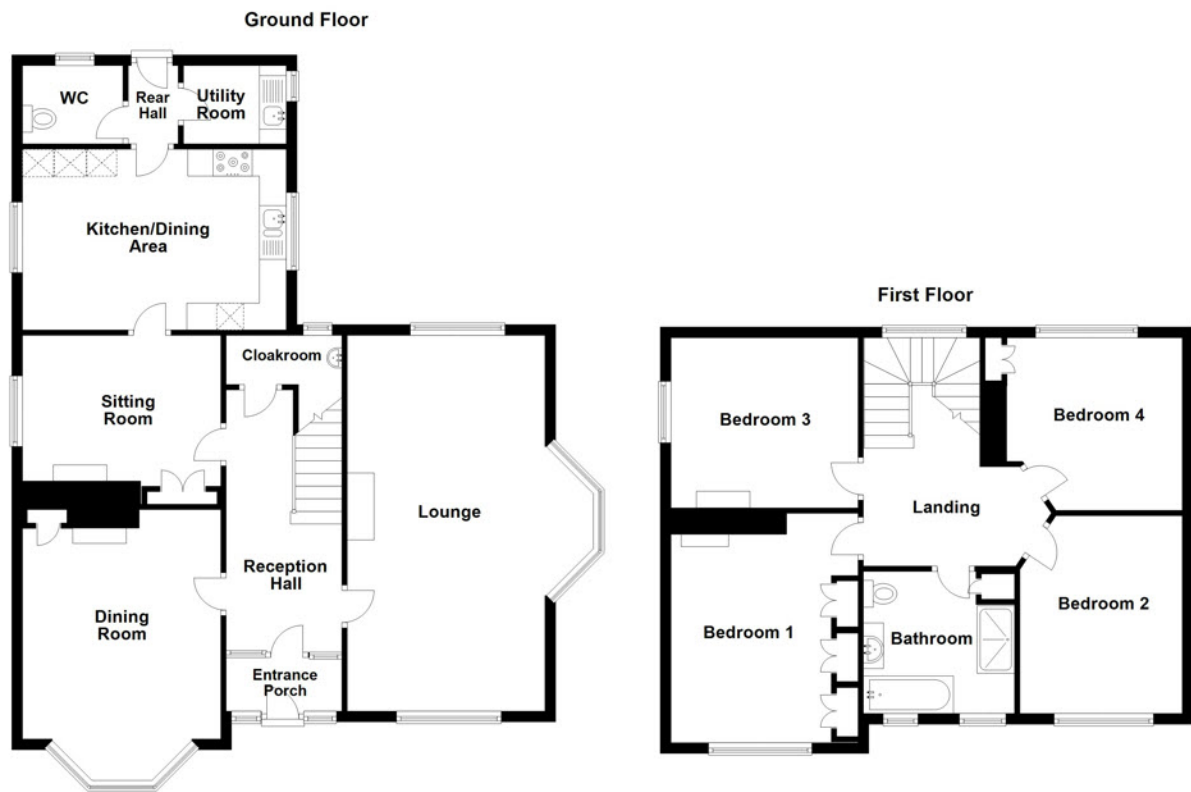


Location:

Heading countrybound on the Upper Newtownards Road, continue through Ballyhackamore and turn left just before Knock lights into Ormiston Park. Continue to end and property is straight ahead on the right hand side of the one way street.



Telephone 028 9065 0000  
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Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

**68 Wandsworth Road, Belfast**

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