



Having been the subject of a comprehensive modernisation programme, this deceptively spacious semi therefore requires the purchaser to do little except move in.

Finished to an exacting specification, the property has been extended to offer bright, well-proportioned accommodation on three levels.

Externally this is complemented by off-street parking and a delightful rear garden which is perfect for adults and children alike in those sunnier days ahead.

Close to excellent local schools and amenities, the City Centre is also only a couple of miles away.

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

Offers Over  
£185,000

20 Irwin Drive,  
Ballyhackamore,  
Belfast,  
BT4 3AR

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Extended and modernised semi-detached villa
- 3 double bedrooms plus nursery/study
- Living room with feature fireplace and bay window
- Luxury kitchen with island and integrated appliances
- Open plan living and dining areas
- Family bathroom with contemporary white suite
- Additional downstairs shower room
- Utility room
- Study area on top floor
- Natural gas central heating system
- uPVC double glazed throughout
- Fully enclosed, landscaped rear garden with shed
- Off-street, driveway parking
- Walking distance to Ballyhackamore and Belmont Villages



## Ground Floor

uPVC double glazed front door and side lights with leaded detail.

RECEPTION HALL: Cornice ceiling, ceramic tiled floor, cupboard under stairs, cloaks cupboard.

Door with glazed panels to kitchen. Door to:

LIVING ROOM: 16' 4" x 10' 4" (4.98m x 3.15m) (into bay). Cornice ceiling, picture rail. Attractive fireplace with tiled inset and hearth, oak surround. Gas coal effect fire.

KITCHEN: 23' 3" x 15' 10" (7.09m x 4.83m) Modern range of high and low level units, island unit with granite work top. Underhung one and a half bowl stainless steel sink unit and seating area. Integrated dishwasher, double oven, microwave and 5 ring gas hob, fridge, freezer. Ceramic tiled floor, part tiled walls. Recessed low voltage spotlights, stainless steel and glass canopy. Open plan to:



FAMILY/DINING AREAS: Recessed low voltage spotlights, roof lights, Sliding patio door to garden from dining area.





**SHOWER ROOM:** Tiled corner shower cubicle with Trevi shower, wash hand basin with tiled splashback and storage below, low flush wc, heated towel rail. Recessed low voltage spotlights, extractor fan.

**UTILITY/SIDE PORCH:** Ceramic tiled floor, uPVC door to front, built-in cupboards with Phoenix natural gas boiler, plumbed for washing machine.

## First Floor

**BATHROOM:** White suite comprising panelled bath with shower over, shower screen. Wash hand basin, low flush wc, chrome heated towel rail. Fully tiled walls, recessed low voltage spotlights, extractor fan.

**BEDROOM (2):** 10' 6" x 9' 5" (3.2m x 2.87m) Cornice ceiling.



**BEDROOM (3):** 10' 9" x 9' 2" (3.28m x 2.79m) Cornice ceiling.

**STUDY/DRESSING ROOM/NURSERY:** 6' 7" x 5' 5" (2.01m x 1.65m) Cornice ceiling.

**LANDING:** Stairs to:

## Second Floor

**STUDY AREA:** 6' 10" x 5' 5" (2.08m x 1.65m) Recessed spotlights. Arch to:

**BEDROOM (1):** 13' 0" x 9' 6" (3.96m x 2.9m) Access to storage in eaves. Low voltage spotlights. Velux window.



## Outside

FRONT GARDEN: Boundary hedging. Brick pavior driveway with off-street parking for two vehicles.

REAR GARDEN: Fully enclosed rear garden. Lawn with feature patio area. Flowerbeds stocked with plants, apple and pear trees and flowering shrubs.

LARGE TIMBER SHED. Outside tap. Path to side with gate leading to front.

## Location:

From Ballyhackamore heading towards City Centre on Upper Newtownards Road, continue past Knock Fire Station and turn right after Oakland Avenue into Irwin Avenue, Irwin Drive is first right and property is on right hand side.



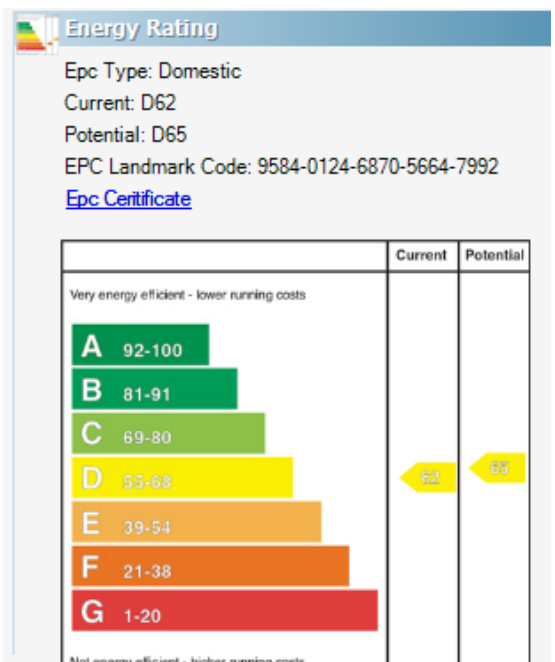
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