



This handsome Edwardian red brick home is located on a popular tree lined address just off Beersbridge Road. The extremely convenient location is within walking distance of Ballyhackamore Village, the Comber Greenway and local primary schools.

The bright and airy accommodation includes lounge, living/dining room with access to sunroom, separate kitchen and three bedrooms, access to generous attic room with velux and storage in eaves.

The property also benefits from uPVC double glazing and oil fired central heating.

Externally, there is paved driveway parking, and a private and enclosed rear garden in lawn with generous patio seating area.

Offers Over  
£275,000

9 Sagimor Gardens,  
Belfast,  
BT5 5LW

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Handsome Edwardian semi detached home on popular tree lined avenue
- Bright and airy lounge with feature bay window
- Living/dining room with access to Sunroom
- Kitchen with access re garden
- Three bedrooms, two doubles and a single
- Shower Room with white suite
- uPVC Double Glazing/Oil fired central heating
- Paviour driveway parking for one car
- Enclosed rear garden in lawn with patio seating area
- Within walking distance of Ballyhackamore Village, local schools and Comber Greenway



The Property Comprises:

### Ground Floor

Glazed uPVC front door to:

ENTRANCE HALL: Tiled floor, cornice ceiling, under stairs storage cupboard.

LOUNGE: 13' 10" x 12' 1" (4.22m x 3.68m) (into bay). Laminate wood effect floor, feature fireplace, cornice ceiling, bay window.

LIVING ROOM: 19' 3" x 12' 1" (5.87m x 3.68m)

Laminate wood effect floor, patio doors to:

SUN ROOM: 10' 5" x 9' 2" (3.18m x 2.79m) Tiled floor, glazed double doors to rear garden.

KITCHEN: 15' 3" x 7' 5" (4.65m x 2.26m) Range of high and low level units, stainless steel single drainer sink unit, alcove for cooker, stainless steel extractor hood, plumbed for washing machine, plumbed for dishwasher. Integrated wine rack, part tiled walls, breakfast bar area, uPVC glazed door to rear. Low voltage spotlights.



## First Floor

LANDING: Access to roofspace via Slingsby style ladder.

BEDROOM (1): 13' 10" x 10' 7" (4.22m x 3.23m) (into bay). Cornice ceiling.

BEDROOM (2): 11' 2" x 10' 7" (3.4m x 3.23m) Laminated wood effect floor.

BEDROOM (3): 7' 5" x 7' 5" (2.26m x 2.26m) Laminated wood effect floor, cornice ceiling.

SHOWER ROOM: White suite comprising low flush wc, vanity sink unit, shower cubicle with electric shower, shelved hotpress.

Access to:

ROOFSPACE: Fully floored, window, power and light. Walls are plastered and painted, eaves storage.

## Outside

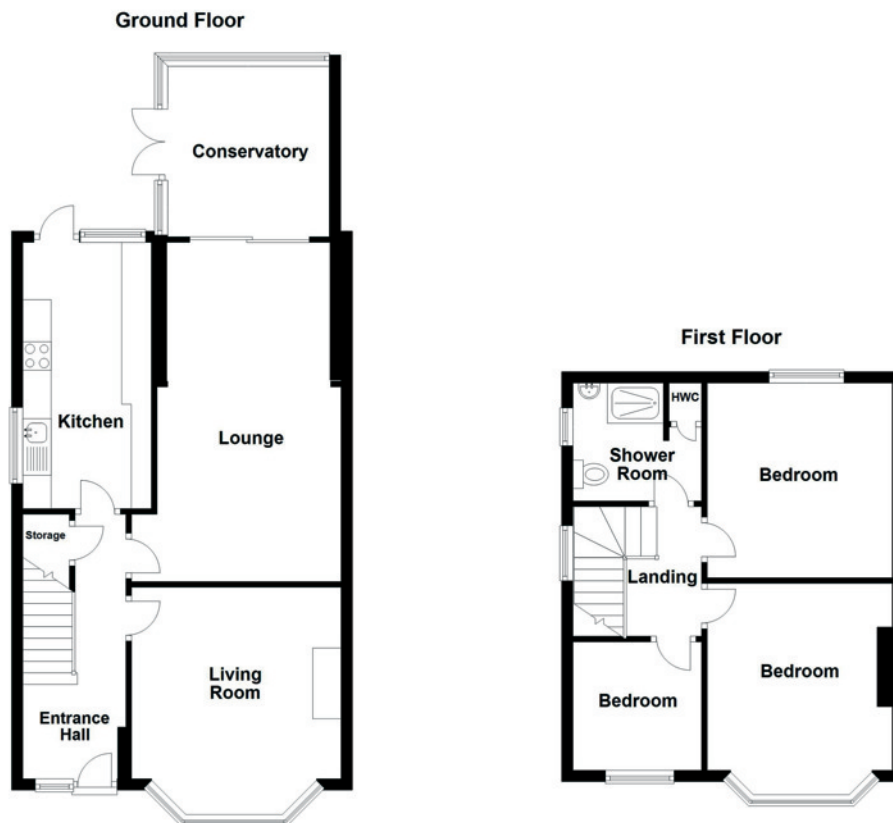
FRONT: Gated entrance to paved driveway. Parking area.

REAR: Private and enclosed garden in lawn, patio seating area. uPVC oil tank. Boiler house. Outdoor electric sockets.



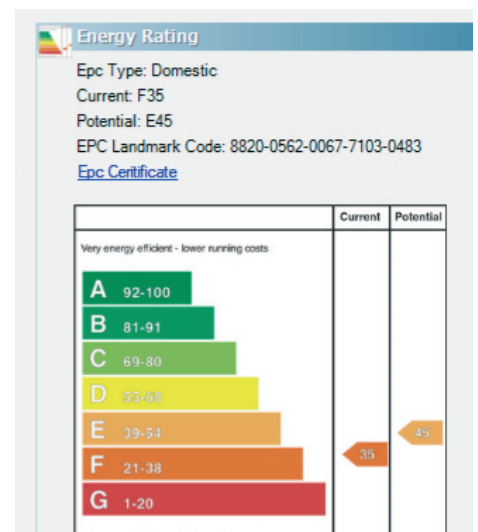
**Location:**

Travelling along the Upper Newtownards Road turn left into the Beersbridge Road. Before the junction with the Bloomfield Road turn left into Sagimor Gardens.



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

**9 Sagimor Gardens, Belfast**



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

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