



“Rosendale”,  
9 Holland Park,  
Ballyhackamore,  
Belfast,  
BT5 6HB

Offers Over  
£595,000

Viewing by  
appointment with  
& through agent  
028 90 650000



Long regarded as one of Belfast's premier addresses, Holland Park is a secluded, tree-lined street only a few minutes' walk from the heart of Ballyhackamore with its array of shops, amenities, eateries and the Glider Rapid Transit system.

As soon as you enter the gracious reception hall of this beautiful semi detached Edwardian home, you get a feel for its warmth and character. Many original period features have been retained and natural light abounds as it follows you around the charming interior.

Extending to circa 2,500 sqft, the generous accommodation offers adaptable living space, including four reception rooms, and

five well proportioned bedrooms. There is a lower level kitchen with separate utility room and adjacent WC.

Externally there is a delightful, mature private and enclosed lower level garden in lawn to the rear. The property also benefits from a double detached garage with basement room, excellent for storage.

Ideal for availing of a range of excellent, renowned schooling for all ages, the quiet yet convenient location will appeal to a broad range of discerning purchasers.

- **Charming 2,500 sqft Edwardian Semi Detached Home**
- **Situation on a highly sought after tree lined Ballyhackamore address**
  - **Lounge with feature fireplace and bay window**
- **Dining Room with feature marble fireplace and bay window**
  - **Living room/Lower level Study**
  - **Fitted kitchen with casual dining area**
  - **Separate utility room with WC**
  - **Five well proportioned bedrooms**
- **uPVC Double Glazing/Oil Fired Central Heating**
- **Detached Double Garage with generous basement room**
- **Private and enclosed mature lower level rear garden in lawn**
- **Only a short stroll from Ballyhackamore Village, the Comber Greenway and local leading schools**



The Property Comprises:

## Ground Floor

Hardwood front door to:

ENTRANCE PORCH: Tiled floor, glazed door to:

ENTRANCE HALL: Sanded and varnished floorboards, cornice ceiling.

DINING ROOM: 16' 4" x 12' 10" (4.98m x 3.91m) (into bay). Sanded and varnished floorboards, cornice ceiling, picture rail. Feature marble fireplace and hearth.



LOUNGE: 16' 3" x 12' 11" (4.95m x 3.94m) (into bay). Feature tiled fireplace and mahogany surround, hearth, cornice ceiling, picture rail.



LIVING ROOM: 11' 9" x 11' 1" (3.58m x 3.38m) Laminate wood effect floor, cornice ceiling, picture rail.



Lower Level

HALLWAY: uPVC glazed door to rear. Tiled floor, under stairs storage cupboard.

KITCHEN: 14' 8" x 10' 5" (4.47m x 3.18m) Fitted kitchen with range of high and low level units, Belfast sink, solid wood work surfaces, double electric oven, plumbed for dishwasher, extractor fan and canopy, part tiled walls, tiled floor, cornice ceiling, low voltage spotlights. Alcove for microwave, casual dining area.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

STUDY: 12' 11" x 11' 9" (3.94m x 3.58m) Tiled floor, built-in shelving, feature fireplace.

UTILITY/WC: Low flush wc, double drainer stainless steel sink unit, plumbed for washing machine, storage cupboards, tiled floor.



First Floor Return

LANDING: Cornice ceiling.

BEDROOM (3): 12' 11" x 11' 9" (3.94m x 3.58m) Cornice ceiling, laminate wood effect floor.



BEDROOM (4): 11' 2" x 10' 5" (3.4m x 3.18m)

Feature cast iron fireplace, cornice ceiling.



BATHROOM: White suite comprising free standing cast iron roll top bath, vanity sink unit, fully tiled shower cubicle with electric shower. Shelved hotpress, part wood panelled walls. Access to roofspace.



WC: Low flush wc, part tiled walls.

First Floor

BEDROOM (1): 12' 11" x 12' 11" (3.94m x 3.94m) Laminate wood effect floor, cornice ceiling, picture rail.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

BEDROOM (2): 11' 9" x 11' 4" (3.58m x 3.45m) Laminate wood effect floor, cornice ceiling, picture rail.



BATHROOM: 12' 11" x 12' 10" (3.94m x 3.91m) White suite comprising panelled bath with mixer tap and telephone hand shower, fully tiled shower cubicle, vanity sink unit, low flush wc, built-in storage cupboard, tiled floor.





## Second Floor

BEDROOM (5): 13' 0" x 11' 9" (3.96m x 3.58m)

Feature cast iron fireplace. Access to roofspace.



## Outside

FRONT: Enclosed stoned garden area with mature hedging and shrubs. Driveway parking leading to:

GARAGE: 24' 11" x 10' 1" (7.59m x 3.07m) Up and over door, light and power.

BASEMENT: 24' 7" x 9' 3" (7.49m x 2.82m) Light and power.

REAR: Steps to lower rear garden in lawn with wild flower garden area and mature trees. uPVC oil tank. Enclosed yard area with oil fired boiler.



Telephone 028 9065 0000

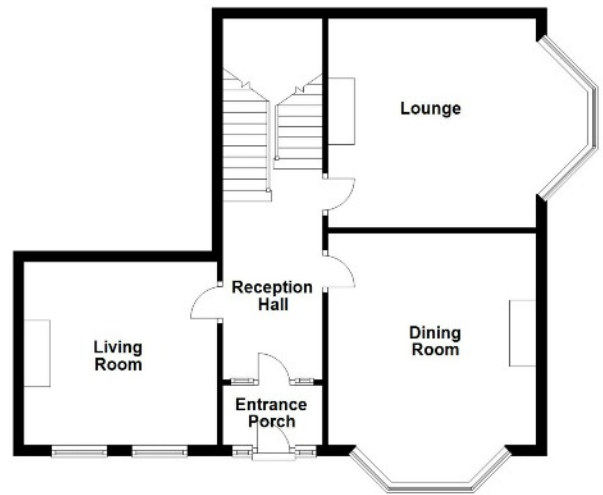
[www.templetonrobinson.com](http://www.templetonrobinson.com)



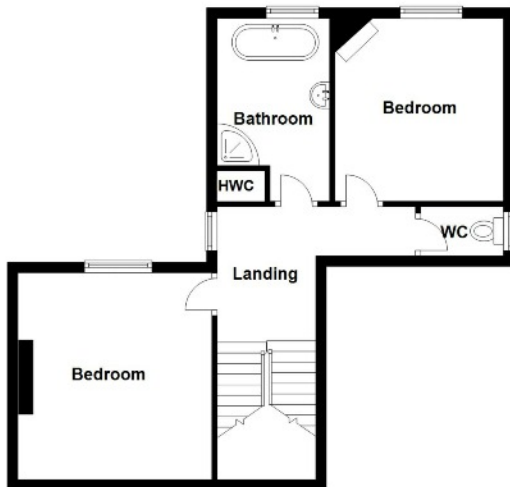
Lower Ground Floor



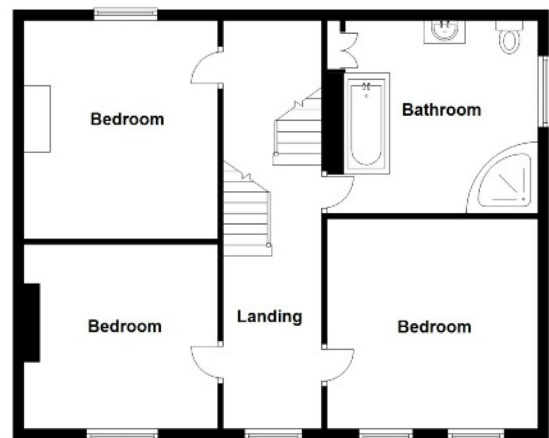
Ground Floor



Lower First Floor



First Floor



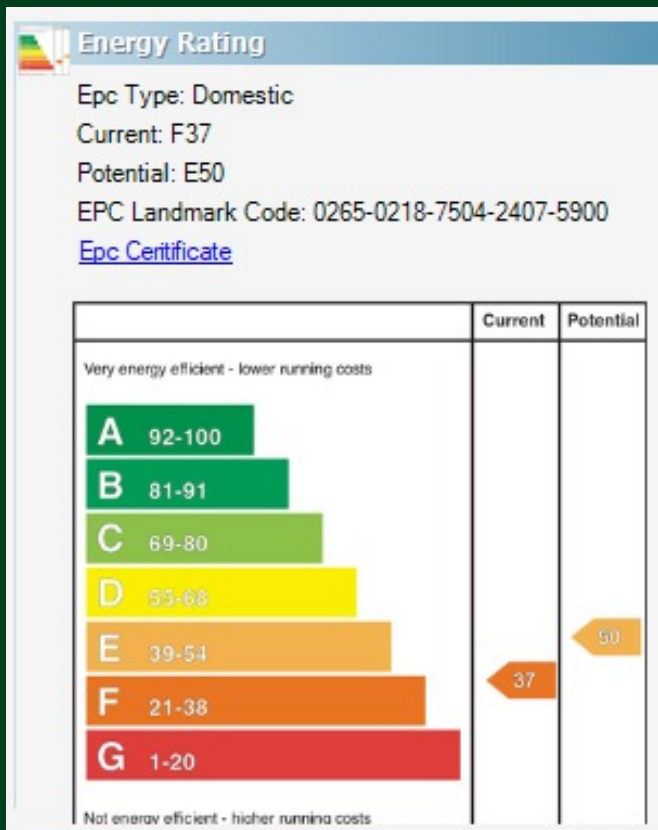
Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.

**9 Holland Park, Belfast**

Location:

From Ballyhackamore village, at the lights head onto the Sandown Road. Holland Park is located on the right.

Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.