



We are delighted to bring to the market this handsome semi detached period residence. The traditional architecture, complete with sash windows and ornate detailing, captures the essence of a bygone era while offering modern comforts. The generous accommodation in brief offers three reception rooms, kitchen with access to sunroom, and five bedrooms.

Step outside to discover your own private retreat, including extensive beautifully landscaped rear garden in lawn, a pond and mature trees and shrubs. This is the perfect space to relax, whilst enjoying summer barbeques or a family game of hide and seek.

Conveniently situated in this much sought after East Belfast neighbourhood, this residence offers easy access to local amenities, Stormont Estate, leading local primary and secondary schools and the Glider network. Experience the best of city living while enjoying suburban life.

Offers Over
£425,000

543 Upper
Newtownards Road,
BELFAST,
BT4 3LN

Viewing by
appointment with
& through agent
028 9065 0000

- Handsome period semi detached residence on extensive site
- Many original features including sliding sash windows and coricing
- Drawing room with feature fireplace and bay window
- Living room with feature fireplace
- Dining room with built in book case and access to kitchen
- Kitchen with built in appliances and breakfast seating area
- Sunroom with access to rear garden
- Five bedrooms, one with access to attic room
- Oil fired central heating/Majority sliding sash windows
- Beautiful mature private and enclosed gardens in lawn to rear
- Driveway parking for multiple cars leading to detached double garage
- Price allowing for some modernisation and updating
- Excellent highly regarded location, with an array of amenities and schools on its doorstep

The Property Comprises:

Ground Floor

Hardwood front door to:

ENCLOSED ENTRANCE PORCH: Tiled floor, glazed door to:

RECEPTION HALL: Cornice ceiling, under stairs storage cupboard.

CLOAKROOM/WC: White suite comprising pedestal wash hand basin, low flush wc.



DRAWING ROOM: 19' 2" x 13' 9" (5.84m x 4.19m) (into bay). Feature fireplace with tiled surround and hearth, cornice ceiling, picture rail.



LIVING ROOM: 16' 7" x 13' 10" (5.05m x 4.22m) Feature fireplace with tiled surround and hearth, cornice ceiling, picture rail, ceiling rose.



DINING ROOM: 12' 5" x 11' 9" (3.78m x 3.58m) Feature fireplace with Baxi boiler, tiled surround and hearth, built-in bookcase and storage, picture rail, access to kitchen.



KITCHEN: 19' 11" x 9' 11" (6.07m x 3.02m) Range of high and low level units, one and a half bowl single drainer stainless steel sink unit, double electric oven with extractor hob, extractor canopy, part tiled walls, Chinese slate tiled floor, plumbed for washing machine, plumbed for dishwasher, low voltage spotlights, built-in breakfast area, glazed door to:



SUN ROOM: 13' 6" x 9' 6" (4.11m x 2.9m) Tiled floor, uPVC glazed door to rear.



First Floor Return

Shelved hotpress with lagged copper cylinder,
cornice ceiling.

BEDROOM (5): 9' 9" x 7' 9" (2.97m x 2.36m)



SEPARATE WC: Low flush wc.

BATHROOM: Light coloured suite with panelled bath, mixer tap and telephone hand shower, vanity sink unit, fully tiled walls.



First Floor

BEDROOM (1): 16' 5" x 14' 5" (5m x 4.39m) (into bay). Pedestal wash hand basin, cornice ceiling.



BEDROOM (2): 17' 5" x 13' 10" (5.31m x 4.22m) Built-in robes, cornice ceiling, shower cubicle with electric shower.



BEDROOM (3): 12' 8" x 11' 11" (3.86m x 3.63m) Cornice ceiling, storage cupboard.



BEDROOM (4): 12' 9" x 8' 11" (3.89m x 2.72m) (at widest points). Fixed staircase to:

ATTIC STORAGE ROOM: Velux window.

STORAGE ROOM:



Outside

Front garden in lawn with mature trees and shrubs.

Driveway parking for multiple cars leading to:

GARAGE: 20' 4" x 16' 0" (6.2m x 4.88m) Up and over door, wired for light and sockets, side door.

REAR GARDEN: Extensive private and enclosed gardens in lawn with mature trees and shrubs, pond, greenhouse, tap, light.

OUTSIDE WC: Low flush wc. Oil fired boiler house.



Location:

Heading countrybound on Upper Newtownards Road, No 543 is on the right, shortly after the Castlehill Road junction and just before Stormont.



Sizes And Dimensions Are Approximate. Actual May Vary.

Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: F23
 Potential: E45
 EPC Landmark Code: 2103-6514-1102-0024-8406
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		45
F 21-38	23	
G 1-20		

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