



Having been the subject of a recent comprehensive programme of modernisation, this attractive detached home therefore requires the purchaser to do little except move in.

As soon as you enter the beautifully tiled hallway, you get a feel for the warmth and character which has been pleasingly retained.

The perfect blend of period features and modern fixtures and fittings is certainly to the fore.

In addition to a brand new, well-appointed kitchen, there is a bathroom, ensuite shower room and additional wc downstairs. The property has also been re-wired, re-plumbed, damp proofed and excellent insulation has been added to raise the energy rating to C76.

Ormiston Parade is a delightful, tree-lined avenue within a short stroll of both Belmont and Ballyhackamore. An excellent range of schools, amenities, eateries and parks is therefore in the vicinity.

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

Offers Over  
£495,000

12 Ormiston Parade,  
Ballyhackamore,  
BELFAST,  
BT4 3JR

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Refurbished, attractive detached villa
- Four bedrooms: one with ensuite shower room
- Living room with feature fireplace
- Separate family room with remote control electric fire
- Open plan luxury kitchen with island and integrated appliances
- Sitting area with French doors to garden
- Utility room
- Family bathroom with separate shower
- Additional wc downstairs
- Re-plumbed with gas heating; Hive Smart thermostat
- Re-wired, re-plastered and insulation installed
- Double glazing with windows upgraded to energy efficient K-Glass
- Crittal-style doors, restored cornicing, lovely tiling
- Landscaped front and rear gardens; rear outbuildings/store
- Off-street driveway parking
- Stylish interior with attention to detail
- Close to excellent local schools, amenities and Glider



The Property Comprises:

#### Ground Floor

Original hardwood front door with leaded stained glass side lights.

ENCLOSED ENTRANCE PORCH: Original mosaic tiled flooring. Internal door with side lights and glazed panels.

RECEPTION HALL: Cornice ceiling, picture rail, magnificent, original mosaic tiled flooring. Under stairs storage cupboard.

CLOAKROOM: Low flush wc, wash hand basin with cupboard underneath. Ceramic tiled floor, part tiled walls.

LIVING ROOM: 15' 4" x 11' 0" (4.68m x 3.36m) (at widest points). Cornice ceiling, picture rail. Feature cast iron fireplace with attractive surround. Power points for wall-mounted TV.



FAMILY ROOM: 15' 5" x 11' 1" (4.69m x 3.38m) (at widest points). Cornice ceiling, picture rail, ceramic tiled floor. Contemporary, wall-mounted electric fire with remote control. Crittal-style sliding doors to:



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KITCHEN/DINING: 20' 11" x 14' 5" (6.38m x 4.4m) (narrowing to 3.32 m). Newly installed range of high and low level cupboards plus island unit with Quartz work surfaces. Underhung Old Belfast-style sink unit with mixer tap. Integrated appliances including five ring Lamona induction hob with extractor fan over. Lamona double oven, fridge, freezer, dishwasher. Fully tiled walls, ceramic tiled floor. Feature radiators. Open plan to:



SITTING AREA: with French doors to garden. Crittal-style connecting door to hallway. Matching door to:

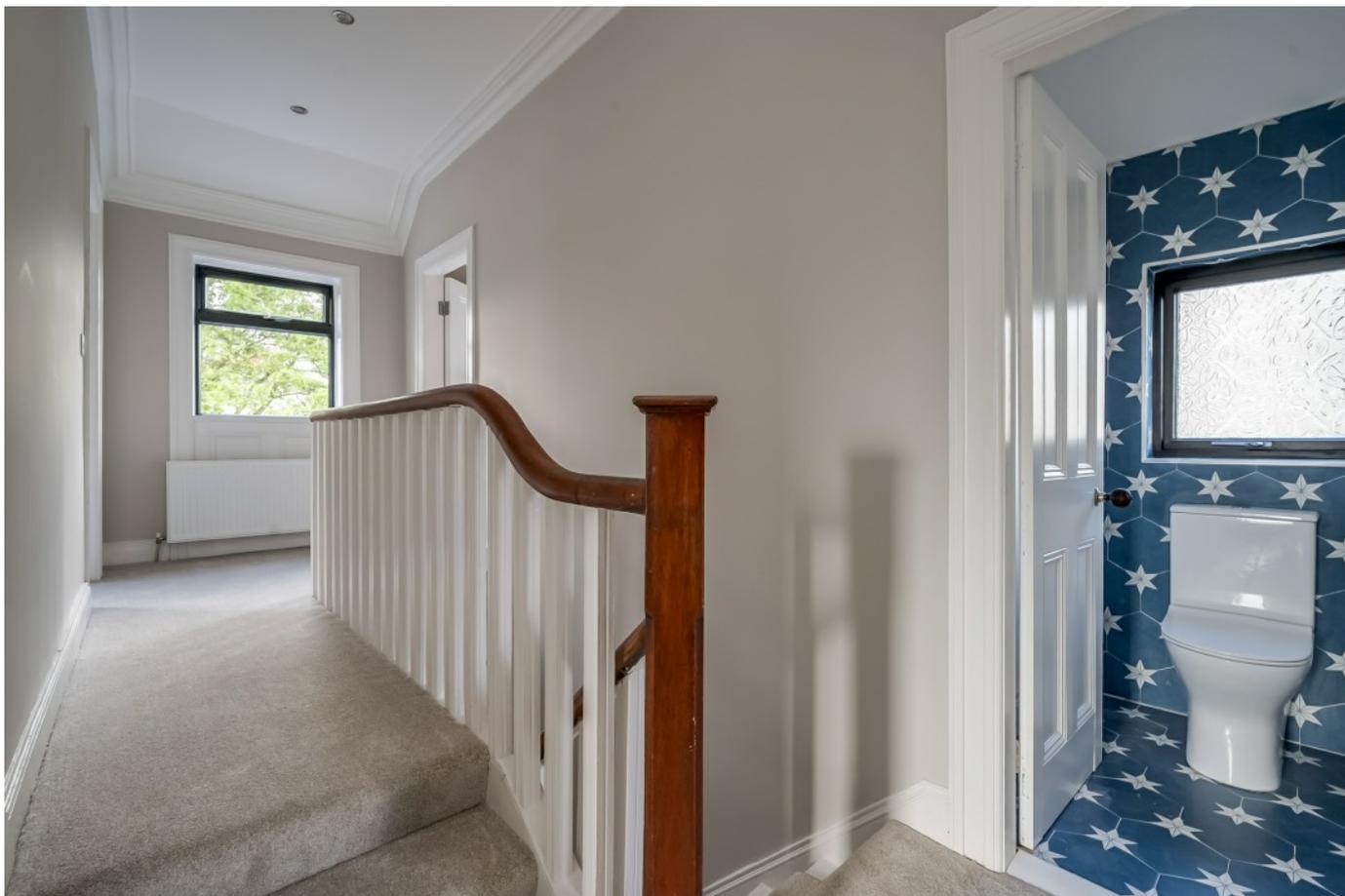


UTILITY ROOM: 13' 9" x 6' 11" (4.18m x 2.1m) Range of built-in units, stainless steel sink unit with mixer tap. Plumbed for washing machine, space for tumble dryer. Part tiled walls, ceramic tiled floor, twin Velux windows. Back door with glazed panel to garden. New Ideal natural gas boiler (controlled by Hive Smart thermostat).



## First Floor Return

LANDING: Cornice ceiling.



BEDROOM: 12' 4" x 8' 8" (3.76m x 2.63m) (average; plus entrance area).



BEDROOM: 10' 9" x 8' 0" (3.27m x 2.44m) (at widest points).



BATHROOM: Contemporary white suite comprising free-standing bath with telephone hand shower. Separate corner shower enclosure with "rain" head and additional telephone hand shower. Wash hand basin with mixer tap and storage underneath. Part tiled walls, ceramic tiled floor, heated towel rail.

SEPARATE WC: Low flush wc, ceramic tiled floor, part tiled walls.



## First Floor

BEDROOM: 10' 4" x 9' 9" (3.16m x 2.98m) Plus recess with built-in robe. Part cornice ceiling. Sliding door to:

ENSUITE SHOWER ROOM: Comprising tiled shower cubicle with "rain" head and additional telephone hand shower. Wash hand basin with storage underneath, low flush wc, part tiled walls, ceramic tiled floor, chrome heated towel rail.



BEDROOM: 13' 1" x 11' 1" (3.98m x 3.38m) (at widest points). Feature curved cornice ceiling.



#### Outside

FRONT: Double entrance pillars leading to driveway with off-street parking for 2-3 vehicles.

Inset flowerbeds with variety of plants and flowering shrubs. Gate from driveway to:

REAR: Rear garden in lawn with border beds, laid in bark chips with mature plants, trees and shrubs. Outside lighting and tap. Path with gate to far side.

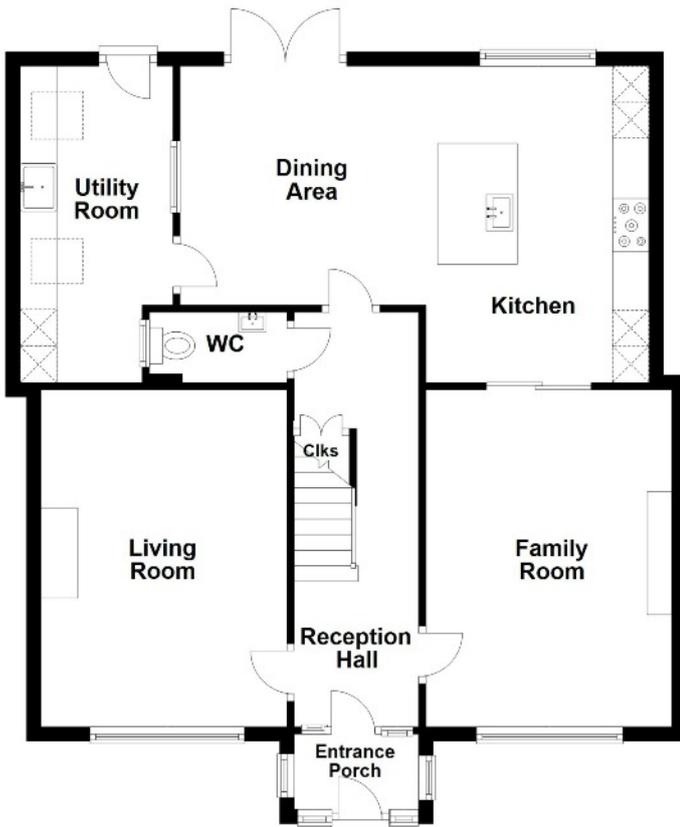
Brick storage shed/outbuilding.



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### Ground Floor



### First Floor



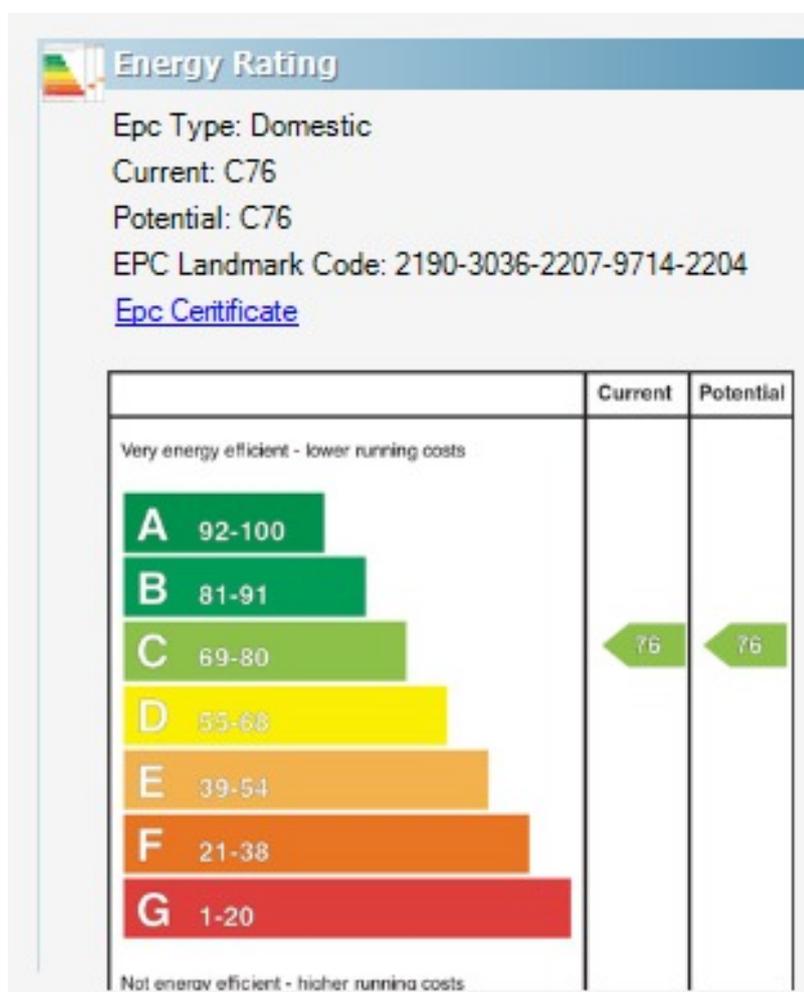
Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

**12 Ormiston Parade, Belfast**

Location:

Coming through Ballyhackamore on the Upper Newtownards Road, turn left after Greenwood into Ormiston Crescent. Next right is the Parade and property is on the left hand side (Parade runs parallel to Wandsworth Road).

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