

---

#### 4 Balmoral Gardens

Balmoral Avenue, Belfast

BT9 6PB

Offers Over £435,000

---

- ATTRACTIVE SEMI DETACHED PROPERTY IN A PRESTIGIOUS RESIDENTIAL LOCATION
  - TUCKED AWAY IN A QUIET CUL DE SAC JUST OFF BALMORAL AVENUE
  - BRIGHT & SPACIOUS LOUNGE WITH FEATURE FIREPLACE
  - SEPARATE LIVING ROOM OVERLOOKING THE REAR GARDEN
  - FITTED KITCHEN WITH DINING AREA
  - 3 BEDROOMS
  - BATHROOM AND SEPARATE WC / GAS CENTRAL HEATING / WELL PRESENTED THROUGHOUT
  - DRIVEWAY PARKING
  - FRONT AND REAR GARDENS IN LAWNS WITH SITTING AREA AND WESTERLY ASPECT
  - CONVENIENT LOCATION WITHIN WALKING DISTANCE OF LEADING SCHOOLS & RANGE OF AMENITIES
- 

#### PROPERTY COMPRISES

This extremely attractive semi detached family home is situated on a prime site in a much sought after cul-de-sac location just off Balmoral Avenue and close to Malone Road and Lisburn Road.

The property provides good sized accommodation which is bright and spacious throughout offering a generous lounge with attractive fireplace and a separate living room along with a fitted kitchen and dining area on the ground floor. On the first floor there are three bedrooms and a bathroom with separate wc.

The internal accommodation is perfectly complemented by the delightful quiet and private location in a cul de sac with a small number of properties and features a front garden with sheltered veranda sitting area along with a private rear garden in lawns with sheltered paved patio areas and a westerly aspect. In addition, there is driveway parking.

The area itself is well known as being amongst the most sought after in Belfast with many leading schools, public transport routes and the excellent amenities of the Lisburn Road only a few minutes' walk away.

Viewing is highly recommended.

---

**East Belfast Office**  
223a Upper Newtownards Road,  
Belfast, BT4 3JD  
028 9065 5060

**South Belfast Office**  
485 Lisburn Road,  
Belfast, BT9 7EZ  
028 9066 1111

**Bangor Office**  
69 High Street,  
Bangor, BT20 5BD  
028 9147 9797

**fetherstons.com**

---

#### PROPERTY DETAILS AND DIMENSIONS

Sheltered, covered veranda sitting area leading to front door with frosted glass inset to..

ENTRANCE HALL Feature stained glass window, under stairs storage and cloakroom

LOUNGE 13' 1" x 10' 11" (3.99m x 3.33m) Sanded and varnished floorboards, attractive fireplace with tiled inset and hearth, cornice ceiling, picture rail, bay window

LIVING ROOM 12' 10" x 12' 4" (3.91m x 3.76m) Sanded and varnished floorboards, picture rail, attractive fireplace with tiled inset and hearth

KITCHEN WITH DINING AREA 20' 1" x 8' 0" (6.12m x 2.44m) (overall) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, 4 ring hob with extractor fan over, eye level electric oven, part tiled walls, gas fired boiler, external access

#### 1ST FLOOR

LANDING Feature stained glass window

BEDROOM 12' 4" x 11' (3.76m x 3.35m) Built in storage, picture rail

BEDROOM 11' 0" x 10' 11" (3.35m x 3.33m) Built in storage, picture rail

BEDROOM 8' 0" x 6' 11" (2.44m x 2.11m) Wall to wall range of built in robes and storage

BATHROOM Light coloured suite comprising tiled panelled bath with Redring shower over, pedestal wash hand basin, part tiled walls, tiled floor, access to roof space

SEPARATE WC Low flush wc, wash hand basin, fully tiled walls

OUTSIDE Quiet cul de sac location. Front garden in loose stones with boundary fence, sheltered veranda sitting area. Driveway parking. Private, enclosed rear garden in lawns with sheltered paved patio areas and a westerly aspect