



South Gate Lodge, 2 Lady Ishbel Boulevard
Belvoir Park, Belfast
BT8 8SJ

Offers Over £365,000

- DELIGHTFUL DETACHED GATE LODGE
 - SPACIOUS LOUNGE
 - OPEN PLAN KITCHEN WITH DINING AREA
 - 2 BEDROOMS
 - SHOWER ROOM WITH WHITE SUITE
 - GAS CENTRAL HEATING / DOUBLE GLAZED WINDOWS
 - EXCEPTIONAL STANDARD OF FINISH WITH A HOST OF UPGRADED BESPOKE FINISHES
 - EXCEPTIONALLY POPULAR AND CONVENIENT MODERN DEVELOPMENT
 - DRIVEWAY PARKING/PRIVATE GARDENS IN LAWNS WITH SHELTERED SITTING AREA
 - PRESTIGIOUS LOCATION WITHIN A POPULAR MODERN DEVELOPMENT
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PROPERTY COMPRISES

This superb, detached gate lodge is ideally located within the extremely popular and much sought after Belvoir Park Development and occupies one of the prime sites within the development.

This fine home features many bespoke internal changes and is presented to a very high specification with a host of upgraded finishes ensuring the property combines a homely atmosphere with a luxurious feel.

The charming accommodation briefly comprises a welcoming reception hall, generous lounge which is open plan to the luxury kitchen and dining area. In addition, there are two double bedrooms and a shower room.

Externally the property benefits from a private site with gardens in lawns and flowerbeds and a sheltered patio sitting area along with driveway parking.

In a mature, private and extremely convenient setting the property is situated a short distance from Belfast City centre, close to leading schools and an array of leisure and lifestyle amenities including The Lagan Towpath, Sir Thomas and Lady Dixon Park and leading golf clubs.

The property has been singularly designed with lifestyle and quality in mind, offering modern luxury convenience. The ideal place to live, rest and relax

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

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PROPERTY DETAILS AND DIMENSIONS

ENTRANCE HALL Hardwood door to entrance hall, laminate flooring, cloaks cupboard with gas boiler.

KITCHEN / LIVING / DINING 24' 7" x 12' 3" (7.49m x 3.73m) Kitchen - high and low level units, Belfast sink, central island, Quartz worktops, four ring hob, oven, microwave, integrated fridge freezer, dishwasher, utility cupboard with washing machine and tumble dryer.

BEDROOM 1 12' 7" x 11' 5" (3.84m x 3.48m) Laminate flooring.

BEDROOM 2 11' 4" x 10' 7" (3.45m x 3.23m) Laminate flooring.

SHOWER ROOM Fully tiled shower enclosure, overhead shower, telephone hand shower, low flush WC, pedestal wash hand basin.

OUTSIDE Enclosed south facing garden and driveway parking.

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