



Tucked away at the end of a cul de sac conveniently located between the Holywood and Belmont Roads, this attractive, detached home occupies a generous site with excellent privacy, particularly to the rear.

Although now requiring some updating, the property has been well-maintained by the owners over the years. With no onward chain, it is therefore ready to move into and put your own stamp on.

There are two, good-sized reception rooms plus a kitchen with breakfast area. Upstairs there are three bedrooms and a bathroom with white suite.

Walking distance to excellent local amenities, a range of leading schools for all ages is also in the vicinity.

With undoubted potential and space to further extend (subject to necessary consents) should more accommodation be required, early viewing is a must.

**Offers Over  
£349,950**

16 Edgcumbe Park,  
Belmont,  
BELFAST,  
BT4 2EJ

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Viewing by  
appointment  
through agent  
028 90465 0000



- Attractive detached villa on generous site
- 3 bedrooms
- Bright lounge with feature fireplace & delightful parquet flooring
- Additional living / dining room
- Kitchen with breakfast area
- Family bathroom with white suite
- Additional wc downstairs in contemporary cloakroom
- Oil fired central heating
- Detached brick garage
- Additional driveway parking
- Lovely gardens to front & rear
- Close to excellent schools, amenities & public transport routes
- Priced to allow for modernisation
- No onward chain



The Property Comprises:

## Ground Floor

COVERED ENTRANCE PORCH: Terrazzo front step. uPVC front door with double glazed insets and leaded glass side lights.

RECEPTION HALL: Herringbone parquet wood-block flooring. Cupboard under stairs.

CLOAKROOM: Vanity unit with integrated wc, wash hand basin with cupboards underneath.

Chrome heated towel rail. Ceramic tiled floor.



KITCHEN WITH BREAKFAST AREA : 16' 1" x 9' 6" (4.9m x 2.9m) (at widest points). Range of high and low level units. Single drainer stainless steel sink unit. Integrated Bosch four ring hob with extractor fan over. Hotpoint oven, microwave. Plumbed for washing machine. Built-in breakfast table. Part tiled walls, ceramic tiled floor. uPVC back door to garden.



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LIVING/DINING: 16' 1" x 11' 2" (4.89m x 3.41m) Serving hatch to kitchen.



LOUNGE: 17' 2" x 10' 3" (5.22m x 3.12m) Herringbone, parquet wood-block flooring. Twin aspect, Attractive tiled fireplace and hearth. Cornice ceiling.





## First Floor

BATHROOM: White suite comprising panelled bath with Aqualisa shower over with folding screen. Low flush wc. Wash hand basin. Chrome heated towel rail. Fully tiled walls, ceramic tiled floor. Shelved hotpress with lagged copper cylinder.



BEDROOM (1): 17' 3" x 10' 2" (5.26m x 3.1m) Twin aspect. Cornice ceiling.



BEDROOM (2): 11' 3" x 10' 0" (3.44m x 3.06m) Cornice ceiling.



BEDROOM (3): 9' 7" x 9' 3" (2.92m x 2.83m) (Plus entrance area and into built-in robe) with mirror fronted sliding doors. Cornice ceiling.



LANDING: Built-in robe with shelved storage. Access via pull-down ladder to . . .

ROOFSpace: Boards for loose storage.



## Outside

FRONT GARDEN: In lawn with various flower beds stocked with excellent variety of plants, trees and flowering shrubs. Driveway with off-street parking for two vehicles leading to . . .

DETACHED GARAGE: 17' 0" x 9' 4" (5.19m x 2.84m) Up and over door, power and light. Oil fired boiler. Door to side leading to . . .

GOOD-SIZED REAR GARDEN: With excellent degree of privacy. Lawn with more well-planted beds. Summerhouse. Outside light and tap. PVC oil tank.



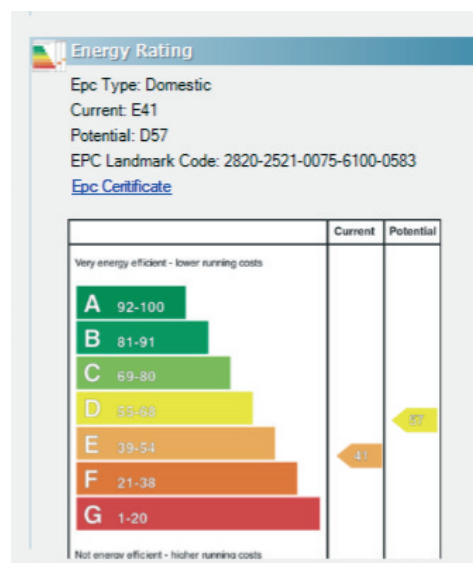
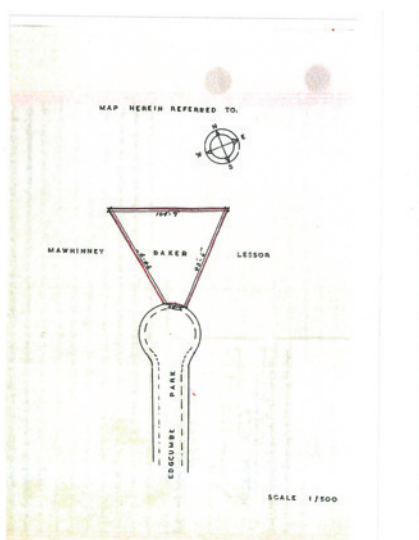
Location:

Heading countrybound on Holywood Road, turn right opposite filling station/Spar into Edgcumbe Gardens. Edgcumbe Park is second on the left.



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

**16 Edgcumbe Park, Belfast**



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