



Conveniently situated within short walking distance to shops, schools and local amenities, the property is also well positioned to avail of George Best Belfast City Airport, Sydenham Train Station and main arterial transport links for the city centre and beyond. Belmont, Ballyhackamore and Hollywood Exchange are also easily accessible.

The property itself consists of a living room with feature fireplace, kitchen open-plan to dining area with uPVC double doors to a rear yard. On the first floor there are two well proportioned bedrooms and a bathroom.

Early viewing is highly recommended as we expect demand to be high for this property.

Offers Around  
£125,000

9 Oakdene Drive,  
Belfast,  
BT4 1LD

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Mid-Terrace home in popular residential location
- Two bedrooms on first floor
- Living room with feature fireplace open to:
- Kitchen & dining area, double doors to rear
- Family bathroom
- Gas fired central heating
- New uPVC windows throughout
- Enclosed rear yard
- Walking distance to Belmont & Ballyhackamore
- Excellent transport links
- Belfast City Centre only 2 miles away
- No onward chain



The Property Comprises:

Upvc front door to...

#### Ground Floor

ENTRANCE HALL: 14' 1" x 10' 7" (4.29m x 3.23m) Into Bay. Feature fireplace with tiled mantle.



KITCHEN/DINING 13' 8" x 8' 2" (4.17m x 2.49m) Range of high and low level units, work surface, stainless steel sink unit with mixer tap, space for fridge/freezer, space for washing machine, space for oven and hob, extractor fan above, tiled splashback, tiled flooring, spotlights, open plan to dining area, upvc double doors to rear, cornice ceiling.



## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 11' 2" x 10' 9" (3.4m x 3.28m) Built in sliding double wardrobe, housing for gas boiler, cornice ceiling.



BEDROOM (2): 8' 3" x 7' 8" (2.51m x 2.34m) Cornice ceiling.



BATHROOM: White suite comprising dual flush WC, pedestal wash hand basin with chrome mixer tap, panelled bath with mixer tap and shower over, glass screen, tiled flooring, part tiled walls, upvc panelling.



## Outside

FRONT: Enclosed front forecourt.

REAR: Enclosed rear yard with access to back alley.



Telephone 028 9065 0000

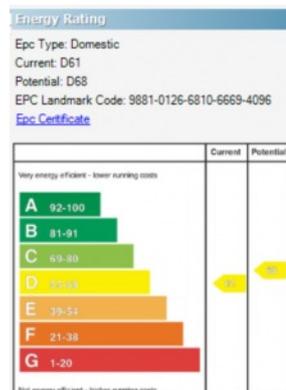
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**Location:**

Travelling along Connsbrook Avenue in the direction of Belfast, turn right into Oakdene Parade and take the first right into Oakdene Drive.

Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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