



Set on this beautiful tree-lined avenue within a quiet residential area, this beautiful, red brick semi-detached home is just minutes from Belmont and Ballyhackamore villages. Having been well-looked after by its current owners over recent years, this home is sure to appeal to a range of buyers.

With an open-plan aspect on the ground floor, the living room benefits from a fantastic 5KW multi-fuel stove. Double doors from the dining room lead out onto a wonderful garden with different seating areas.

Conveniently located close to schools, shops and amenities and excellent public and private transport links are near at hand for ease of access to Belfast city centre and beyond.

Early viewing highly recommended to appreciate all this fine home has to offer.

Offers Over  
£265,000

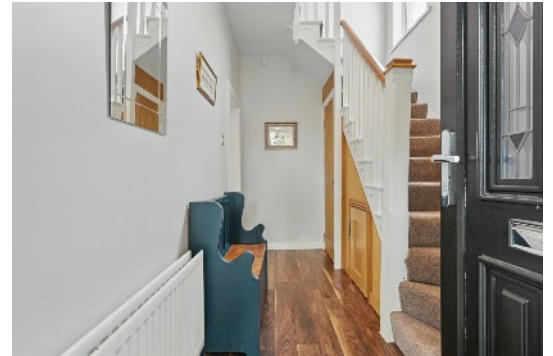
26 Sagimor Gardens,  
Belfast,  
BT5 5LW

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Attractive, red-brick property in popular residential location
- Three well-proportioned bedrooms
- Living room into bay window with multi-fuel stove, open to:
- Dining room with double doors to rear
- Modern kitchen, range of appliances & access to rear
- Downstairs W.C / additional cloaks area
- Family bathroom on first floor
- Enclosed rear garden with sunny aspect
- GFCH / double glazing throughout
- Walking distance to Belmont and Ballyhackamore
- Excellent transport links to Belfast City Centre
- Schools, Parks and Comber Greenway all close by



The Property Comprises:

Upvc front door to:

### Ground Floor

ENTRANCE HALL: Wood effect flooring. Cloaks area. Understair storage.

DOWNSTAIRS W.C: White suite comprising low flush WC, pedestal wash hand basin with mixer tap. Wood effect flooring.



LIVING ROOM OPEN TO DINING: 24' 6" x 12' 2" (7.47m x 3.71m) Into Bay. Wood effect flooring, 5 Kilo Watt multi fuel burner with stone surround & floating mantle, cornice ceiling, upvc double doors to rear. Arch way to:



KITCHEN: 13' 8" x 8' 7" (4.17m x 2.62m) Modern range of high and low level units, work surfaces, 1.5 sink unit with mixer tap. Integrated oven, 4 ring hob. Extractor. Plumbed for washing machine. Space for fridge/freezer. Integrated dishwasher. Under counter lighting. Spotlighting. Tiled flooring. Pvc door to rear.



## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 11' 3" x 10' 12" (3.44m x 3.34m)

Wood effect flooring.

BEDROOM (2): 11' 3" x 11' 1" (3.44m x 3.39m)

Wood effect flooring.

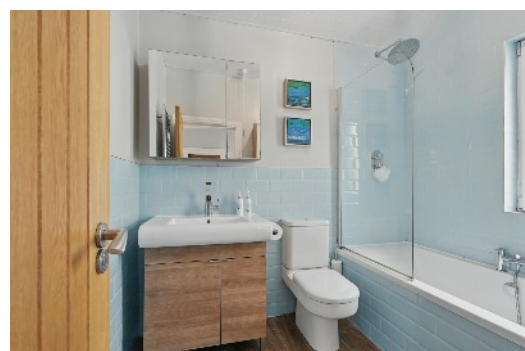
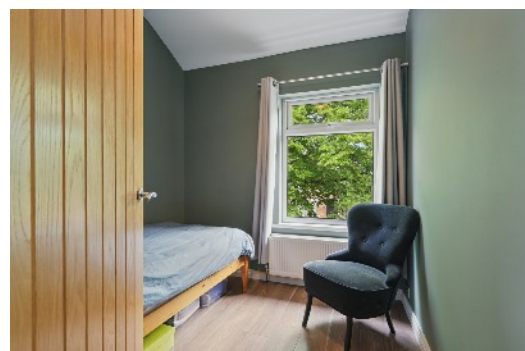
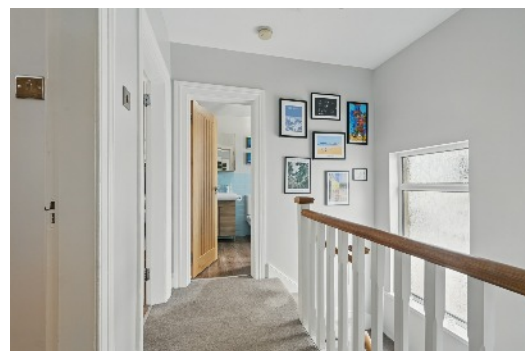
BEDROOM (3): 8' 1" x 7' 9" (2.47m x 2.37m) Wood effect flooring.

BATHROOM: White suite comprising low flush WC, vanity unit with ceramic sink and mixer tap. Panelled bath with mixer tap and rain head shower and glass screen. Wall mounted mirror. Part tiled walls. Tiled flooring. Chrome heated towel rail.

## OUTSIDE:

FRONT: Driveway parking. Garden laid in lawn. Mature shrubbery.

REAR: Enclosed rear garden laid in lawns. Decking area. Additional patio area. Mature shrubbery and flowerbeds. Outside light and tap.



Telephone 028 9065 0000

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## Location:

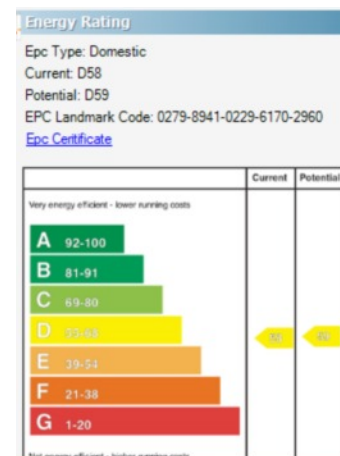
Travelling along the Upper Newtownards Road, turn left onto the Beersbridge Road. Before the junction with the Bloomfield Road turn left into Sagimor Gardens.



Sizes And Dimensions Are Approximate. Actual May Vary.

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

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