



Set on this beautiful tree-lined avenue within a quiet residential area, this red brick semi-detached home is just minutes from Belmont and Ballyhackamore villages. Having been the subject to modernisation over recent years this property will appeal to a wide range of purchasers including the first time buyer and growing families alike. 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.

As soon as you enter the spacious reception hall you get a feel for the delightful warmth and character this charming semi exudes. With an open plan living room through to dining and a modern kitchen, the ground floor is perfect for today's modern living. Three bedrooms and a family bathroom occupy the first floor giving plenty accommodation for all. Externally the property benefits from mature gardens to the front and rear with a south facing aspect.

It is only upon internal inspection that one can appreciate all this superb, deceptively spacious home has to offer.

Offers Over  
£215,000

5 Wingrove Gardens,  
BELFAST,  
BT5 5NA

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Attractive, Red Brick 1920's Semi-Detached Villa
- Three Well-Proportioned First Floor Bedrooms
- Lounge with Bay Window & Feature Fireplace
- Open Plan Dining Area Leading to Kitchen
- Modern Kitchen with Integrated Hob & Oven
- Lean to Style Sunroom, Double Doors to Rear Garden
- Luxury Bathroom with Seperate Shower Cubicle & Bath
- Downstairs Cloaks Area (Potential for WC)
- Garage with Ample Storage & Power + Light
- Enclosed South-Easterly facing Rear Garden
- OFCH / uPVC Double Glazing
- Province Leading Local Primary & Secondary Schools Close By
- Walking Distance to both Belmont & Ballyhackamore Villages
- City Centre only Minutes' Drive



The Property Comprises:

### Ground Floor

COVERED ENTRANCE PORCH: uPVC front door with glazed inset.

RECEPTION HALL: Cornice ceiling, cloaks area.

Housing for electrics. Under stairs storage cupboard. Wooden glazed double doors to:

LIVING ROOM OPEN PLAN TO DINING: 27' 6" x 11' 5" (8.392m x 3.479m) (into bay). Solid wooden oak flooring, feature fireplace with electric fire, wooden mantel and marble hearth. Cornice ceiling. Archway to sunroom.

KITCHEN: 14' 9" x 9' 3" (4.485m x 2.816m) Modern range of high and low level units, laminate work surfaces, underbench electric oven with four ring hob above. Chrome splashback. Chrome extractor hood. Plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer. One and a half bowl stainless steel sink unit with chrome mixer tap. Breakfast bar area, fully tiled floor. Open plan to:

SUNROOM: Casual dining area and glazed double doors to rear garden.



## First Floor

LANDING: Access to roofspace. Cornice ceiling.

BEDROOM (1): 11' 5" x 11' 0" (3.479m x 3.36m)

Cornice ceiling, outlook onto tree-lined Wingrove Gardens.

BEDROOM (2): 11' 5" x 10' 5" (3.485m x 3.164m)

Cornice ceiling.

BEDROOM (3): 9' 1" x 8' 11" (2.768m x 2.707m)

Outlook to front.

BATHROOM: Luxury white suite comprising dual flush wc, floating wash hand basin with chrome mixer tap and telephone hand shower. Glazed shower cubicle with chrome power shower. Chrome heated towel rail. Wall mounted mirror. Part-tiled walls, fully tiled floor.

## Outside

GARAGE: Power and light. Up and over door.

FRONT GARDEN: Garden laid in lawn with surrounding hedging. Paved pathway to front door.

REAR GARDEN: Enclosed rear garden laid in pebble stones. Paved seating area to rear ideal for summer entertaining. Access to garage and side of property.

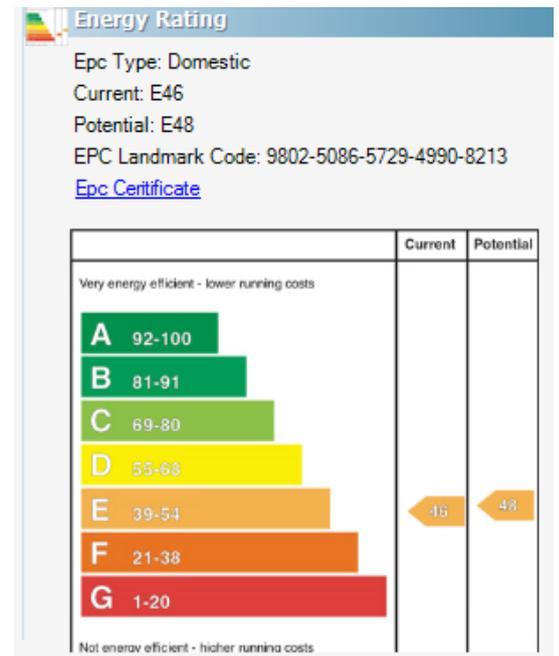


Telephone 028 9065 0000

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Location:

Travelling city bound through Ballyhackamore along Upper Newtownards Road turn left into North Road, continue past Cyprus Avenue and take first right over bridge into Martinez Avenue. Wingrove Gardens is second left.



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



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