



This three storey, mid terrace is beautifully presented with stylish interior decor. The lounge has a cosy wood burning stove and opens to a dining area leading to a bespoke, modern kitchen.

There is a large bathroom to the first floor return and dressing/laundry room. There are four double bedrooms over two floors.

Further benefits include gas fired central heating and double glazing. There is also a courtyard to the rear.

Local shops and bus routes for commuting to Belfast are just on the doorstep and Ballyhackamore Village is close by.

Offers Over
£189,950

318 Beersbridge
Road,
BELFAST,
BT5 5DY

Viewing by
appointment with
& through agent
028 9266 1700



- Beautifully Presented Bay Fronted Mid Terrace Property
- Well Maintained Throughout
- Spacious Lounge with Cast Iron Wood Burning Stove Open to Dining Room
- Bespoke Fitted Kitchen
- Large Bathroom with White Suite and Separate Shower Cubicle
- Dressing/Laundry Room (Plumbed for W.C.)
- Four Double Bedrooms
- Roofspace
- Gas Fired Central Heating
- uPVC Double Glazing
- Front Forecourt and Rear Courtyard for Outdoor Entertaining
- Within A Short Stroll to Local Shops and Amenities and to Bus Routes for Commuting to the City Centre
- Close to Ballyhackamore Village and an Excellent Range of Restaurants and Cafes

The Property Comprises:

Entrance

ENTRANCE: Composite front door.

RECEPTION HALL: Cornice ceiling. Solid cherrywood floor.

Ground Floor

LOUNGE/DINING ROOM: 25' 2" x 12' 0" (7.66m x 3.67m) Measurement into Bay. Cornice ceiling. Cast iron wooden burning stove, tiled hearth, timber mantle. Built in storage cupboard under stairs. Alarm controls. Solid cherrywood wooden floor. Open to dining area.



Access to....

KITCHEN: 12' 2" x 9' 3" (3.72m x 2.83m) Hand painted kitchen with excellent range of high and low level units, concealed underlighting. Granite work surfaces with bevelled edge and splash-back. Single drainer ceramic sink unit, chrome mixer tap. Integrated dishwasher. Plumbed for washing machine. Space for American style fridge freezer. Space for range style cooked (bottled gas). Built in wine racks x 2. Ceramic tiled floor. UPVC double glazed door to rear.



First Floor Return

BATHROOM: 10' 8" x 8' 10" (3.25m x 2.7m) 'Heritage' white suite comprising; low flush w.c. Pedestal wash hand basin. Corner panelled bath. Built in corner shower cubicle with built in Triton electric shower unit, fully tiled splashback. Fully tiled walls. Ceramic tiled floor. Low voltage spotlights. Extractor fan.



DRESSING ROOM/STUDY 7' 12" x 5' 9" (2.43m x 1.76m) Plumbed for w.c so suitable for conversion for additional separate w.c.



First Floor

BEDROOM (1): 11' 1" x 15' 0" (3.39m x 4.58m) Cornice ceiling. Picture rail. Exposed solid wooden floor.



BEDROOM (2): 10' 8" x 8' 6" (3.26m x 2.59m) Built in robes with cupboards above. Concealed Worcester gas fired boiler.



Second Floor Return

Outlook to Antrim Hills and the landmark Harland & Wolff cranes.

Second Floor

BEDROOM (3): 10' 12" x 13' 11" (3.35m x 4.24m) Arched dormer window.

BEDROOM (4): 11' 1" x 8' 6" (3.37m x 2.59m) Velux window. Exposed solid wooden floor.



Third Floor

ROOFSPACE: Accessed via hatch. Not floored.

Outside

Enclosed brick paviour forecourt. Enclosed rear courtyard with space for outdoor dining and entertaining. Built in garden stores, light and power. Outside light.





This plan is for illustrative purposes only.
Plan produced using PlanUp.
318 Beersbridge Road, Belfast

Location:

Travelling along the Beersbridge Road through Bloomfield Avenue, No. 318 is on the right hand side.

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

www.templetonrobinson.com



Energy Rating

Epc Type: Domestic
 Current: D63
 Potential: C71
 EPC Landmark Code: 9451-0423-7210-0039-3976
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	D63	C71
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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