

TEMPLETON
ROBINSON



This stylish semi detached home is conveniently located in sought after East Belfast, offering convenience to Belmont and Ballyhackamore Villages, Holywood, the George Best City Airport and Belfast city centre.

The property has been renovated and extended over the years creating a superb contemporary living space with a designer 'make' kitchen open to dining room and leading to a bright and spacious conservatory. There is a separate lounge and convenient ground floor w.c.

There are three good sized bedrooms to the first floor and a modern bathroom with white suite.

Further benefits include gas fired central heating and uPVC double glazing. The property also offers private driveway parking and a detached garage.

Offers Around
£169,950

26 Garnerville Park,
BELFAST,
BT4 2NY

Viewing by
appointment
through agent
028 9065 0000

- Well Presented and Maintained Semi Detached Property
- Tasteful Interior Decor
- Separate Lounge
- Dining Room Open to Recently Fitted Kitchen by 'make' and Leading to Spacious Conservatory
- Ground Floor W.C.
- Three Good Sized Bedrooms
- Bathroom with White Suite
- Roofspace
- Front Garden with Private Driveway Parking
- Enclosed Rear, Tiered Garden with Patio and Lawned Areas
- Detached Garage
- Gas Fired Central Heating
- uPVC Double Glazing
- Close to an Excellent Choice of Primary and Secondary Schools and Easy Access for Commuting to Belfast
- Convenient to Restaurants, Shops and Amenities in Belmont, Ballyhackamore and Holywood Including 24hr Tesco and Bannatyne Health Club & Spa

The Property Comprises:

Ground Floor

ENTRANCE: Covered entrance. uPVC double glazed front door, double glazed sidelights x 2.

RECEPTION HALL: Cornice ceiling. Laminate wooden floor. Built in storage cupboard under stairs. Alarm controls.

W.C. White suite comprising; low flush w.c. Floating wash hand basin, chrome mixer tap, cupboard below. Fully tiled walls. Ceramic tiled floor. PVC panelled ceiling.

LOUNGE: 12' 6" x 11' 1" (3.82m x 3.39m) Cornice ceiling. Laminate wooden floor. Feature electric fire.



DINING ROOM: 12' 7" x 11' 2" (3.83m x 3.4m) Cornice ceiling. Laminate wooden floor. Open to kitchen and square arch to conservatory.



KITCHEN: 9' 5" x 6' 7" (2.86m x 2.01m) Recently fitted solid wood kitchen by 'Make'. Range of high and low level units. Laminate work surfaces. Single drainer sink and a half sink unit with chrome mixer tap. Integrated Smeg ceramic hob, integrated stainless steel Smeg double oven. Stainless steel and



CONSERVATORY: 10' 9" x 9' 2" (3.27m x 2.8m) Heat, light and power. Laminate wooden floor.
uPVC double glazed French doors to rear garden.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 13' 0" x 10' 0" (3.97m x 3.05m)

Laminate wooden floor.



BEDROOM (2): 12' 6" x 10' 0" (3.82m x 3.05m) Laminate wooden floor.



BEDROOM (3): 9' 8" x 7' 6" (2.95m x 2.28m) Measurement at widest points. Built in double robe. Laminate wooden floor.



BATHROOM: White suite comprising; low flush w.c. Pedestal wash hand basin, chrome mixer taps. P-shaped panelled bath, chrome mixer taps and telephone hand shower. Built in 'Jade' electric shower unit. Curved glass shower screen. Fully tiled walls. Ceramic tiled floor. Built in storage cupboard with Worcester gas fired boiler (installed 2014).



ROOFSPACE: Access via Slingsby type folding ladder. Floored. Light.

Outside

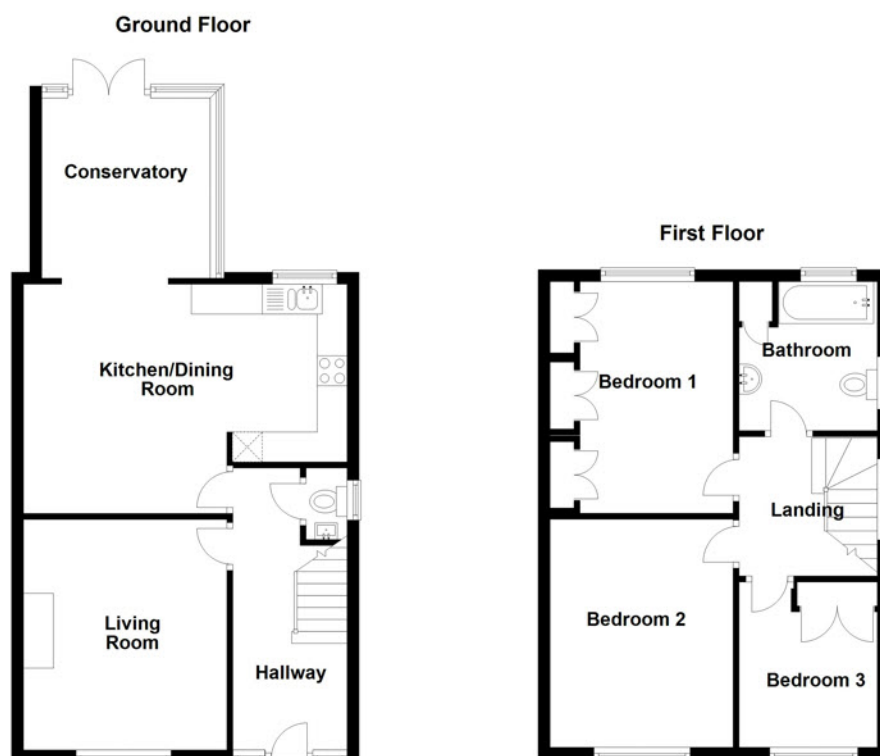
Front garden with lawn and mature planting. Tarmac driveway to side. Enclosed rear garden with brick pavior patio area, decked terrace and lawned area. Water tap. Outside light. uPVC soffits, fascia and guttering.

DETACHED GARAGE: 18' 1" x 10' 9" (5.5m x 3.27m) Up and over door. Light and power. Utility area - plumbed for washing machine, space for dryer, stainless steel sink unit. Overhead storage area. uPVC double glazed access door to front.

Location:

Travelling along Parkway towards the Campbell roundabout turn left into Garnerville Drive and left again. Continue straight ahead and then right into Garnerville Park. No. 26 is on the left hand side.





This plan is for illustrative purposes only.
Plan produced using PlanUp.

26 Garnerville Park, Belfast

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

Energy Rating

Epc Type: Domestic

Current: D67

Potential: C72

EPC Landmark Code: 0873-2909-0494-2520-0385

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	67	72
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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