



This attractive three bed, semi-detached property is ideally located off one of East Belfast's most exclusive addresses; only a few minutes' walk to an excellent range of shops and restaurants. Local schools, parks and public transport are all within walking convenience.

The accommodation comprises two reception rooms and kitchen to the ground floor and three good sized bedrooms and bathroom to the first floor. There is also private driveway parking and a double length, attached garage.

The property is well presented but requires modernisation throughout.

Of particular note is the private setting with mature outlook, and rear garden with delightful south-west aspect.

Offers Around
£239,950

108A Earlswood Road,
BELFAST,
BT4 3EA

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive Semi Detached Property with Private Outlook
- Requires Modernisation Throughout with Potential to Extend (Subject to Planning Permission)
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Lean-To with Boiler House
- First Floor Bathroom
- Roofspace
- Front Garden with Driveway Parking
- Good Sized Rear Garden with South Westerly Aspect
- Oil Fired Central Heating
- Double Glazing
- Sought After Location within Walking Distance to Belmont and Ballyhackamore Villages
- NO ONWARD CHAIN



The Property Comprises:

Entrance

Covered entrance porch. Hardwood front door with stained glass and leaded inset, sidelights and toplight.

Ground Floor

RECEPTION HALL: Solid parquet wooden floor.

Cloaks area. Built in storage under stairs.

DINING ROOM: 10' 12" x 11' 5" (3.34m x 3.47m)

Stone fireplace with open fire and tiled hearth.

Outlook to front garden.

LIVING ROOM: 14' 9" x 11' 5" (4.5m x 3.48m)

Measurement into square bay window. Outlook to rear garden.

KITCHEN: 14' 8" x 7' 11" (4.46m x 2.41m) Range of high and low level units. Single drainer sink and a half sink unit. Built in double oven. Integrated four ring gas hob. Integrated 2 ring electric hob. Space for larger fridge freezer. Glazed access door to...
LEAN TO STORAGE AREA Please note that this needs removed/replaced. Boiler house with oil fired boiler.



First Floor

LANDING: Built-in hotpress with lagged copper cylinder with shelving.

BATHROOM: Coloured suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, cupboard with storage and mirrored cabinet above.

SEPARATE WC: Low flush wc.

BEDROOM (1): 11' 7" x 9' 10" (3.52m x 3.0m)

Built in robe, cupboards above.

BEDROOM (2): 11' 7" x 9' 7" (3.53m x 2.91m)

Built in robes, cupboards above.

BEDROOM (3): 9' 2" x 7' 12" (2.8m x 2.43m)

Roofspace

Access via folding ladder.

Outside

ATTACHED GARAGE 18' 8" x 7' 12" (5.7m x 2.43m)

OUTSIDE: Front garden with lawned area and mature planting. Driveway parking to attached garage.

Rear garden laid in lawn with paved patio areas.

Mature trees and planting. Oil storage tank.

Water tap.

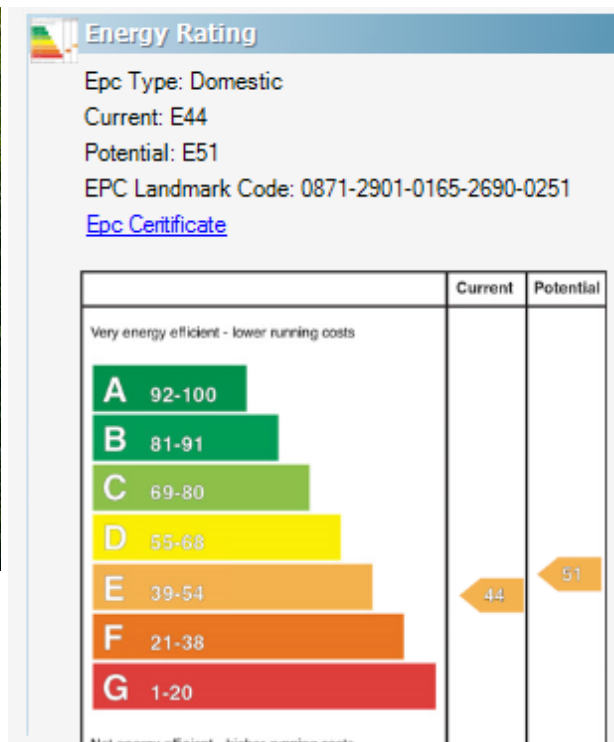


Telephone 028 9065 0000

www.templetonrobinson.com

Location:

Travelling along the Upper Newtownards Road towards Belfast, turn right into Earlswood Road. Turn left into a private laneway before coming to the Belmont Road junction. No.108A is at the end of the laneway.



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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