



Enjoying a quiet yet convenient location only a short stroll from Belmont Village, this spacious semi-detached property would be ideal for a range of purchasers, particularly those wanting walking convenience to some of the province's leading schools.

The accommodation includes a spacious lounge, extended drawing room with dining area and a fitted kitchen. There is also a convenient ground floor w.c.

There are three large bedrooms to the first floor and bathroom. The roofspace offers excellent potential to convert subject to planning permission.

Externally there is a large, detached garage, ample driveway parking to front, side and rear and a well maintained garden.

Properties of this type are in high demand in this area, therefore early viewing is strongly recommended.

Offers Around
£265,000

16 Edgcumbe Gardens,
BELFAST,
BT4 2EG

Viewing by
appointment with
& through agent
028 9065 0000

- Large Semi Detached Property
- Well Maintained Throughout but Requires Modernisation
- Reception Hall with Attractive Wood Panelling and Parquet Wooden Floor (Under Carpet)
- Lounge with Parquet Wooden Floor
- Extended Drawing Room with Dining Area
- Fitted Kitchen
- Ground Floor W.C.
- Three Large Bedrooms
- Spacious Bathroom with Separate W.C.
- Roofspace with Potential to Convert Subject to Planning Permission
- Gas Fired Central Heating
- uPVC Double Glazing
- Well Manicured Front and Rear Gardens
- Detached Garage
- Ample Parking Area to Front, Side and Rear
- Close to an Excellent Range of Shops and Restaurants in Belmont and Ballyhackamore, Local Primary and Secondary Schools and Local Amenities and Parks
- Access to Bus and Rail Networks

The Property Comprises:

Ground Floor

uPVC front door, double glazed and leaded top light and side light.

RECEPTION PORCH: Ceramic tiled floor. Glazed and etched inner door to:

RECEPTION HALL: Cornice ceiling. Oak panelled walls and plate rack. Parquet wooden floor (covered by carpet).

GROUND FLOOR WC: White suite comprising; low flush wc. Wash hand basin with mixer tap. PVC panelled walls and ceiling. Extractor fan.



LOUNGE: 14' 8" x 12' 12" (4.47m x 3.96m) Cornice ceiling. Scrabo stone style fireplace and surround, open fire, tiled hearth. Solid parquet wooden floor.



DRAWING ROOM with DINING AREA: 23' 11" x 15' 1" (7.3m x 4.6m) (at widest points). Large picture window with outlook to garden.



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KITCHEN: 12' 10" x 9' 10" (3.92m x 3m) Fully fitted kitchen. Excellent range of high and low level units, laminate work surfaces. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Stainless steel gas hob, electric hob and hotplate. Integrated high level double oven. Concealed lighting, low voltage spotlights. Large walk-in pantry/understairs storage. Hatch to dining room. uPVC double glazed access door to side.



First Floor

LANDING: Oak panelled walls. Built-in hotpress, copper cylinder, shelving. Access to roofspace



BEDROOM (1): 16' 1" x 12' 10" (4.89m x 3.92m) Cornice ceiling. Built-in robes, cupboards and dresser unit, vanity sink unit, tiled splashback.



BEDROOM (2): 12' 10" x 11' 10" (3.92m x 3.61m) Cornice ceiling. Built-in triple robes, cupboards above.



BEDROOM (3): 13' 0" x 10' 7" (3.96m x 3.23m) Cornice ceiling, built-in robes, cupboards and drawers.



BATHROOM: White suite comprising; pedestal wash hand basin with mixer tap. Inset panelled bath, tiled surround, mixer tap. Built-in corner shower cubicle with Aqualisa shower unit. Fully tiled walls.

SEPARATE WC: White suite comprising; low flush wc, fully tiled walls.

ROOFSPACE: Access via Slingsby type folding ladder.



Outside

DETACHED GARAGE: 26' 3" x 13' 7" (8m x 4.13m) Roller shutter door. Light and power. Built-in workbench. Ceramic sink unit. Overhead storage. Access door to side.

Covered storage area to rear of garage.

FRONT: Gates to ample driveway parking. Lawned area. Mature trees and planting.

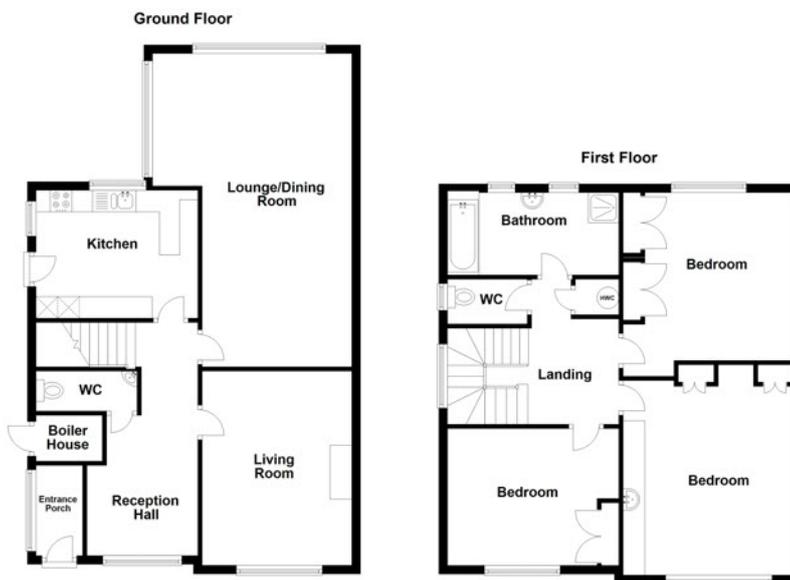
SIDE: Built-in boiler house with light, gas fired boiler, radiator.

REAR: Paved patio area, lawn. Pebbled flowerbeds. Outside lights, water tap. uPVC soffits, fascias and guttering.

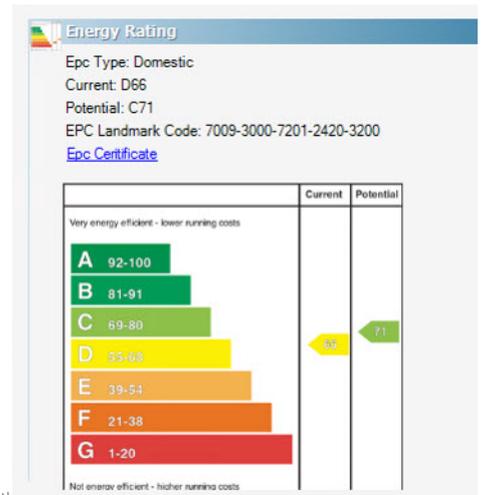


Location:

Travelling from the Belmont Road towards Belfast, continue past Strathearn School and turn right into Clonallon Gardens. Continue straight ahead onto Sydenham Avenue and turn right and then immediately left into Edgumbe Gardens. Take the first left into a continuation of Edgumbe Gardens and No. 16 is on the right hand side. Edgumbe Gardens can also be accessed off the Hollywood Road



This plan is for illustrative purposes only.
Plan produced using PlanUp.
16 Edgumbe Gardens, Belfast



- 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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