



Beautifully presented throughout, this attractive semi has been extended and sympathetically modernised by the current owners.

The superb, open plan kitchen is large enough to incorporate both dining and sitting areas making it an ideal focal point for modern living.

Upstairs there are three well-proportioned bedrooms and one features a handy ensuite shower room.

Close to excellent local amenities and schools for all ages, the location is ideal for a range of purchasers.

With little to do except move in, it is only upon personal inspection that one can appreciate all this delightful home has to offer.

Offers Over
£275,000

32 Wandsworth
Gardens,
Belmont,
Belfast, BT4 3NL

Viewing by
appointment with
& through agent
028 9065 0000

- Extended, deceptively spacious semi detached villa
- Three double bedrooms
- Master with ensuite shower room
- Living room with bay window and feature fireplace
- Superb, open plan kitchen with island
- Casual dining and sitting areas; multi-fuel stove
- Family bathroom with contemporary white suite
- Additional wc downstairs
- Utility room
- Natural gas central heating system
- Majority of windows double glazed
- Off-street, driveway parking for two vehicles
- Private, south-west facing, low maintenance rear garden
- Short stroll to Ballyhackamore and Belmont Villages, park etc
- Close to excellent local schools for all ages



The Property Comprises:

Ground Floor

Hardwood double doors.

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor, picture rail.

RECEPTION HALL: Black and white ceramic tiled floor, cornice ceiling, cupboard under stairs.

Internal door and side lights to:

LIVING ROOM: 12' 8" x 11' 2" (3.87m x 3.41m) (into bay). Original leaded stained glass windows. Attractive cast iron fireplace with tiled inset and hearth.



KITCHEN/FAMILY/DINING: 26' 0" x 16' 10" (7.92m x 5.13m) Modern range of high and low level units. Corian work surfaces. Additional island unit with breakfast bar style seating. Display shelving, built-in cabinets. One and a half bowl stainless steel sink unit. Integrated dishwasher, fridge, freezer. Leisure Rangemaster cooker with five ring gas hob and ovens, extractor fan over. Part tiled walls, feature radiator. Open plan to:



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CASUAL DINING AND SITTING AREAS: Sliding patio door to garden. Feature reclaimed brick wall in sitting area with multi-fuel stove on tiled hearth. Recessed shelving.



UTILITY ROOM: 9' 11" x 5' 3" (3.02m x 1.61m) Work surfaces with plumbing for washing machine and space for tumble dryer. Natural gas boiler. Cloaks area. Door to side and driveway.



DOWNSTAIRS WC: Low flush wc, pedestal wash hand basin with tiled splashback. Chrome heated towel rail. Ceramic tiled floor.

First Floor

BATHROOM: White suite comprising roll-top, free-standing bath with telephone hand shower. Low flush wc, feature wash hand basin. Separate corner shower cubicle with "rain" head and additional telephone hand shower. Chrome heated towel rail, part tiled walls.



MASTER BEDROOM: 11' 10" x 10' 10" (3.6m x 3.29m) Built-in robe with additional, shelved storage. Door to:

ENSUITE SHOWER ROOM: Corner shower cubicle with "rain" head and additional telephone hand shower. Pedestal wash hand basin, low flush wc, chrome heated towel rail. Part tiled walls.



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BEDROOM (2): 10' 11" x 10' 10" (3.32m x 3.29m)



LANDING: Two storage cupboards.

Second Floor

BEDROOM (3): 17' 1" x 10' 8" (5.21m x 3.24m) (At widest points). Access to storage in eaves.

*** PLEASE NOTE: Building Control has been applied for and certification will be in place prior to completion. ***



Outside

Tarmac driveway with off-street parking for two cars. Reclaimed brick, raised flowerbeds and front wall.

REAR GARDEN: Facing south-west. Artificial lawn with flagged patio area.

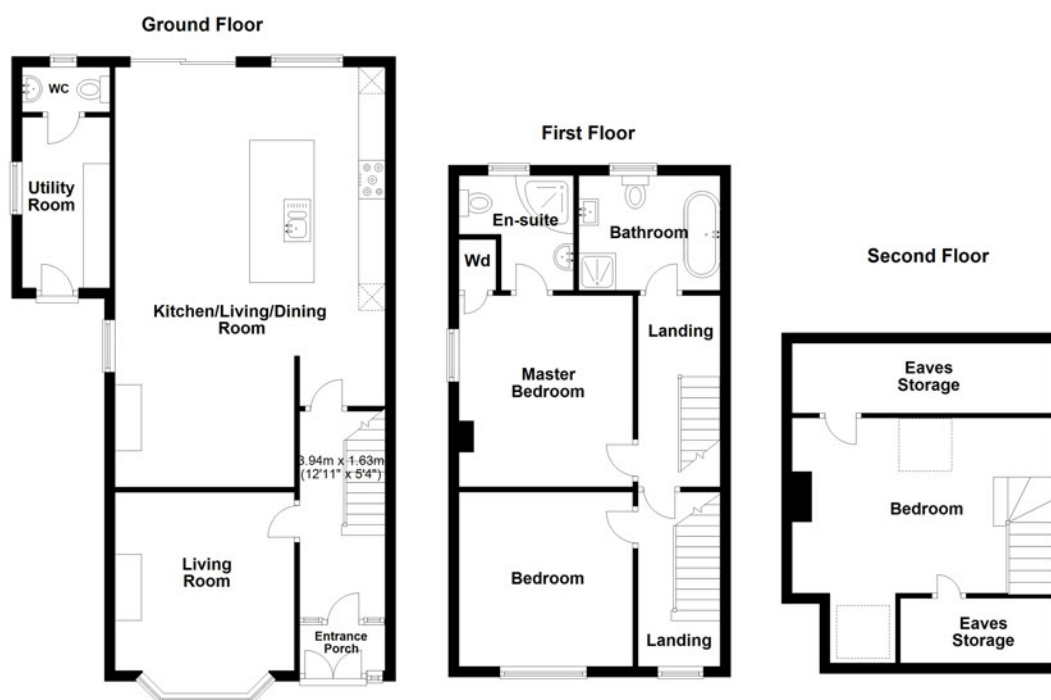
Raised flowerbeds with excellent variety of plants and flowering shrubs. BBQ area. Outside lighting and tap.

Path to side (bin storage).



Location:

Travelling countrybound on the Belmont Road, Wandsworth Gardens is on right hand side after Belmont Church Road and before Strathearn School.



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

32 Wandsworth Gardens, Belfast

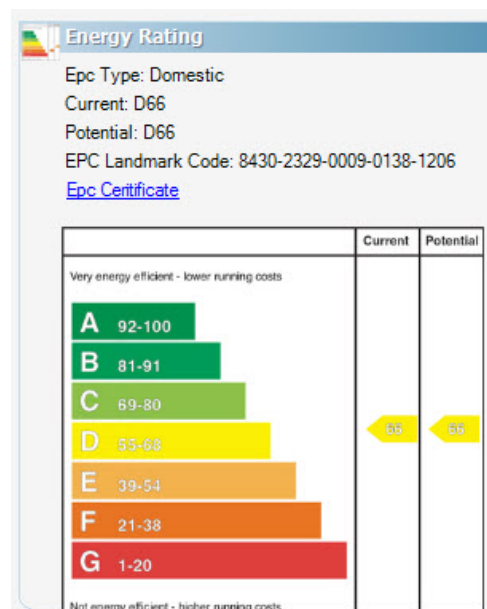
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