



Conveniently located on the Garnerville Road in East Belfast, this well-presented semi-detached house is set in a quiet residential area offering easy access to Belfast city centre. There is a wide range of local amenities close at hand including Bannatyne Health Club, IKEA, Hollywood Exchange, 24 hour Tesco Extra, an excellent range of primary and secondary schools and George Best Belfast City Airport.

Internally the property comprises a fantastic spacious living room to front, modern kitchen with a range of appliances, open to a dining/sitting area with French doors to rear, three well-proportioned bedrooms and large bathroom with white suite. Other benefits include double glazing, gas fired central heating and a south-facing, landscaped rear patio garden with enclosed lower level along with driveway parking.

Perfectly suited to the first-time buyer, young professional or those starting a family, early viewing is highly recommended.

**Offers Over
£159,950**

29 Garnerville Road,
BELFAST,
BT4 2QQ

Viewing by
appointment with
& through agent
028 9065 0000

- Semi-Detached Property in Popular, Residential Area
- Excellent Transport Links to Belfast City Centre & Beyond
- Three Well-Proportioned Bedrooms
- Living Room with Feature Fireplace
- Modern Kitchen, open plan to Dining
- Family Bathroom with White Suite
- Fully Floored Roofspace with Skylight Window
- Enclosed South Facing Rear Patio Garden
- Garden to Front
- Off-Street Driveway Parking
- GFCH / uPVC Double Glazing Throughout
- Close to Excellent Amenities in Belmont & Holywood
- Leading Local Primary & Secondary Schools Close By

The Property Comprises:

Ground Floor

uPVC front door with glazed inset and side light.

ENTRANCE HALL: Wood effect flooring. Under-stair storage area.

LIVING ROOM: 13' 4" x 11' 0" (4.060m x 3.361m) Wood effect flooring. Feature fireplace with wooden surround and tiled mantle.

KITCHEN, OPEN PLAN TO DINING: 19' 10" x 10' 10" (6.045m x 3.307m) Modern range of high and low level units, work surfaces. 1.5 stainless steel sink unit with chrome mixer taps. 'Underbench' double electric oven with 4 ring ceramic hob above. Chrome extractor fan with glass canopy. Plumbed for washing machine. Plumbed for dishwasher. Space for American style fridge freezer. Fully-tiled walls. Fully-tiled floor. Low voltage spotlights. Open to:

DINING AREA: Fully-tiled floor. uPVC French double doors to rear.

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First Floor

LANDING: Access to roofspace.

Hotpress cupboard with shelving.

BEDROOM (1): 11' 12" x 10' 10"
(3.646m x 3.304m) Outlook to front.

Built-in wardrobe with mirror front.

BEDROOM (2): 10' 7" x 10' 2"
(3.216m x 3.108m) Outlook to rear.

Storage cupboard.

BEDROOM (3): 8' 11" x 8' 11"
(2.716m x 2.706m)

BATHROOM: White suite comprising dual flush WC, pedestal wash hand basin with chrome mixer taps. Panelled bath with chrome mixer taps. Thermostatic chrom shower with D end glass screen. Chrome heated towel rail. Fully-tiled floor. Fully-tiled walls. Low voltage spotlights.

Outside

FRONT Garden laid in law, surround shrubbery. Off-street driveway parking. Access to side and rear.

REAR Fully enclosed rear south facing patio garden. Gate to fully enclosed lower level. Range of mature shrubbery. Outside light & tap.

Location:

From Knocknagoney Junction, take the first left off Holywood Road (before Parkway) into Garnerville Road.

Property is on right hand side.



Telephone 028 9065 0000
www.templetonrobinson.com



Energy Rating

Epc Type: Domestic

Current: D56

Potential: D63

EPC Landmark Code: 2869-7046-0294-6968-0914

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	56	63
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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