



Beautifully presented throughout, this versatile end townhouse offers well proportioned accommodation over three floors.

With the option of either three or four bedrooms, families looking to avail of an excellent choice of schools for all ages will find themselves well catered for. Equally those now working from home have various options available.

Externally this is complemented by allocated parking and an attractive rear garden which has been landscaped with ease of maintenance in mind.

A short stroll to excellent shops, amenities and eateries in both Belmont and Ballyhackamore villages. The highly regarded location offers superb convenience.

Internal inspection is highly recommended.

Offers Over
£325,000

10 Ormiston Square,
Belmont Road,
BELFAST,
BT4 2RU

Viewing by
appointment with
& through agent
028 9065 0000



- Stylish three-storey townhouse in prestigious development
- Flexible layout: option of 3 or 4 bedrooms
- Principal with en suite shower room
- Ground floor study with own access
- Sun room leading out to garden
- Spacious lounge with feature fireplace
- Modern kitchen with appliances and dining area
- Family bathroom with white suite
- Additional WC downstairs
- Parking to front
- South-facing, rear garden
- Gas central heating
- Double glazed throughout
- Walking distance to Belmont and Ballyhackamore

The Property Comprises:

Ground Floor

Hardwood front door, double glazed inset.

ENTRANCE PORCH: Cornice ceiling. Solid oak wooden floor. Inner door to...

RECEPTION HALL: Cornice ceiling. Solid oak wooden floor.



LIVING ROOM/BEDROOM (4) 13' 9" x 11' 0" (4.18m x 3.36m) Outlook to front.



GROUND FLOOR WC: White suite comprising; low flush wc. Pedestal wash hand basin, chrome mixer tap, tiled splashback. Ceramic tiled floor. Extractor fan.



OFFICE/STUDY 11' 1" x 6' 3" (3.37m x 1.91m) Hardwood access door to rear with double glazed inset.

GARDEN ROOM/SUNROOM: 9' 4" x 8' 2" (2.85m x 2.49m) Solid oak wooden floor. uPVC double doors to rear garden. Light and power. Radiator.



First Floor

LANDING: Large built-in cupboard for storage.

KITCHEN WITH DINING AREA: 15' 5" x 10' 6" (4.69m x 3.2m) Fully fitted kitchen with range of high and low level units. Granite work surfaces. Inset stainless steel sink unit with mixer tap. Integrated 4 ring gas hob with extractor fan above. Integrated underbench oven. Integrated dishwasher, integrated fridge/freezer. Plumbed for washing machine. Cupboard with Ferroli gas fired boiler. Part tiled walls. Ceramic tiled floor. Ample dining area.



LIVING ROOM: 13' 10" x 15' 6" (4.21m x 4.72m) Cornice ceiling. Solid oak wooden floor. Gas coal effect fire, maple surround, granite inset and hearth. Low voltage spotlights.



Second Floor

LANDING: Hatch to roofspace.

PRINCIPAL BEDROOM 12' 1" x 10' 0" (3.68m x 3.05m)

ENSUITE SHOWER ROOM: Modern white suite comprising; low flush wc. Vanity sink unit, chrome mixer taps, cupboards below. Built-in shower cubicle, Mira Sport electric shower unit, tiled splashback. Fully tiled walls. Ceramic tiled floor. PVC ceiling. Low voltage spotlights. Extractor fan.



BEDROOM (2): 14' 4" x 8' 6" (4.38m x 2.58m)

BEDROOM (3): 12' 7" x 6' 8" (3.84m x 2.02m) (at widest points). Velux window.



BATHROOM: Modern white suite comprising; low flush wc. Vanity sink unit, chrome mixer tap, cupboards below. Panelled bath, chrome mixer tap and shower attachment with glass shower screen. Fully tiled walls. Extractor fan. Low voltage spotlights.

ROOFSpace: Hatch. Floored with light.



Outside

FRONT: Paved area to front and mature planting. Parking area to front. PVC soffits, fascia and guttering. Outside light. Path to side with gate leading to:

LANDSCAPED ENCLOSED REAR GARDEN: Paved patio areas. Artificial lawned area. Mature planting. Space for outdoor entertaining. South-facing. Water tap and outside light.





Floorplan Is For Illustrative Purposes Only And Is Not To Scale

Location:

Travelling along the Belmont Road towards the Campbell round-
about continue past Strathearn School and Ormiston Square is
second on the left.

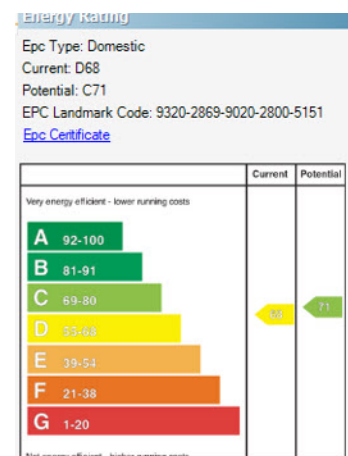
Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.