



Sympathetically modernised and extended by the current owners, this superb detached home therefore requires the purchaser to do little except move in.

With attention to detail to the fore, a great deal of care has been taken in order to preserve the warmth and character. Many original features have been retained yet the property also offers modern conveniences, fixtures and fittings thus making it ideal for the growing family.

Of particular note is the extended kitchen, living and dining area to the rear giving this home that modern day living focal point and with the south-facing aspect, natural daylight is plentiful.

Only a short stroll from Ballyhackamore Village with its array of shops, amenities and eateries, the location is very convenient. A range of leading schools for all ages is in the vicinity as is access to the "Glider" Rapid Transit Network and the Comber Greenway.

It is only upon internal inspection that one can appreciate all this delightful home has to offer.

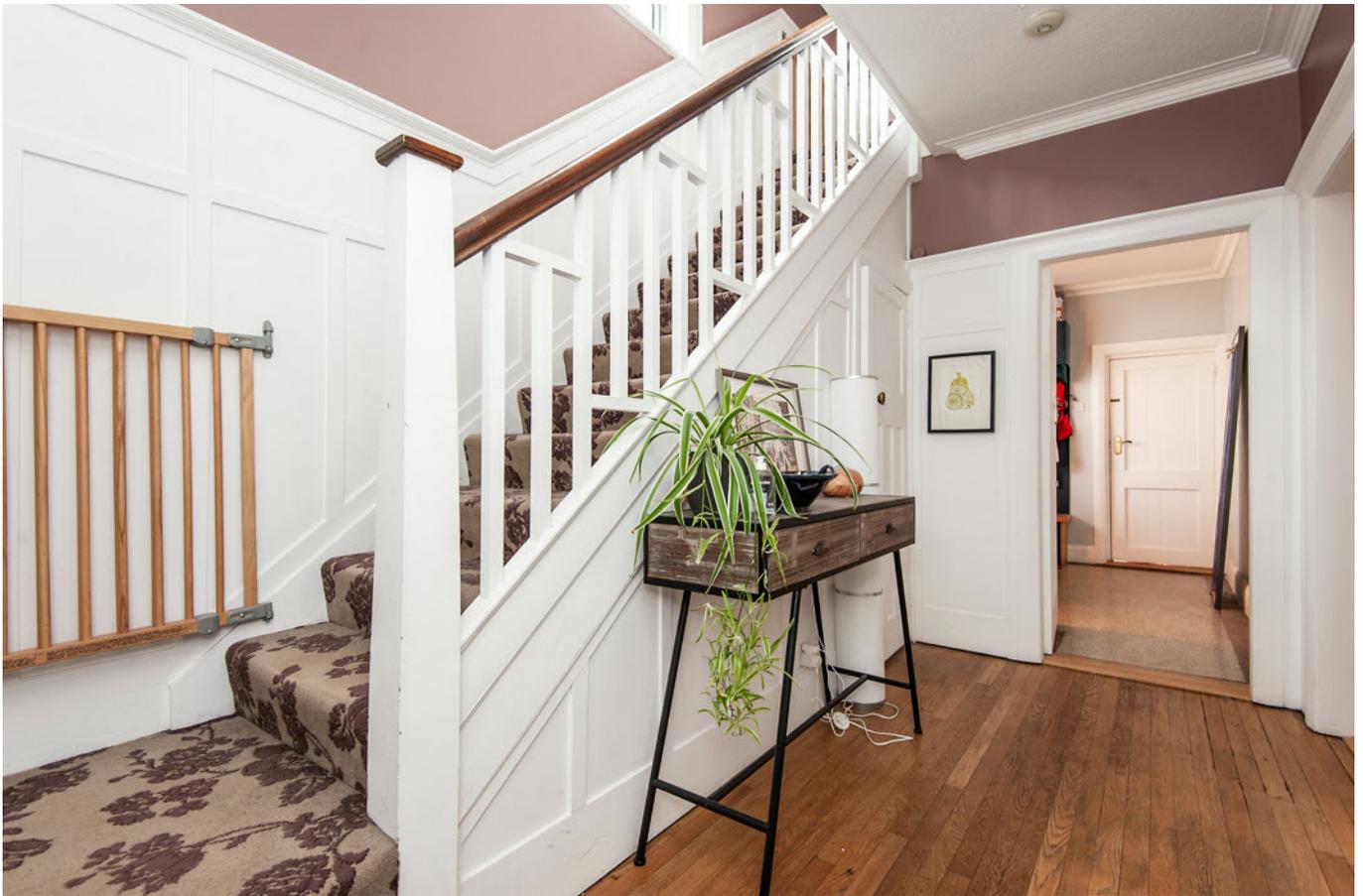
Offers Over  
£399,950

31 Kirkliston Park,  
BELFAST,  
BT5 6EB

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Superb, Extended Detached Family Home
- Master Bedroom with Ensuite Shower Room
- Three further Bedrooms over Two floors
- Fabulous open-plan Kitchen with Living & Dining Areas with South-Facing Aspect
- Living Room with Bay Window & Feature Fireplace
- Cloak Room with Ample Storage & Original Tiled Flooring
- Separate Lounge with Feature Fireplace
- Archway off Kitchen to Sun Room
- Family Bathroom with White Suite
- Utility Room / Additional Downstairs WC
- Garage with Workspace and Storage
- Enclosed South-Facing Rear Garden with views Across Castlereagh Hills
- Off-Street Driveway Parking for Multiple Cars
- GFCH / uPVC Double Glazing Throughout
- Walking Distance to Ballyhack & Belmont Village, Comber Greenway & local Schools
- Excellent Transport Links to Belfast City Centre



The Property Comprises:

#### Ground Floor

COVERED ENTRANCE PORCH: Wooden front door with glazed insets and outside light.

ENTRANCE HALL: Original solid wooden floor. Cornice ceiling. Wood panelling. Storage cupboard with housing for electrics. Stained glass window.

LOUNGE: 16' 2" x 11' 12" (4.918m x 3.646m) Solid wooden floor, picture rail. Cornice ceiling. Feature fireplace with tiled surround and hearth, wooden mantle. Feature stained glass windows.



FAMILY ROOM: 12' 11" x 11' 11" (3.94m x 3.63m) Cornice ceiling, picture rail. Feature fireplace with wooden mantle. Solid hearth, wooden glazed doubled doors to:



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CLOAKROOM: 11' 9" x 7' 10" (3.580m x 2.386m) Original tiled floor. Cornice ceiling. Storage cupboards. Underbench storage. Cloaks area.

KITCHEN/LIVING/DINING: 17' 11" x 17' 9" (5.473m x 5.4m) Wooden range of high and low level units, wooden work surfaces. One and a half bowl sink unit with chrome mixer tap. Plumbed for dishwasher. Space for oven. Extractor hood above. Feature glass cabinets. Tiled splashback. Island unit with wooden work surfaces and storage cupboards. Integrated fridge/freezer. Wood effect flooring. Skylights. Dining area with glazed sliding doors to rear. Spotlights. Open archway to:



SUN ROOM: 14' 9" x 11' 1" (4.495m x 3.387m) Wood effect flooring. Low voltage spotlights. Twin Skylight windows. French uPVC glazed doors to rear.



STORE ROOM/UTILITY: 10' 11" x 7' 9" (3.329m x 2.352m) Range of high and low level units, wooden work surfaces. Plumbed for washing machine. Original Belfast style sink unit with mixer taps. Space for fridge/freezer. Original tiled floor. Door to rear garden. Spotlights.

DOWNSTAIRS W.C.: White suite comprising low flush wc, ceramic sink unit with chrome mixer tap. Heated towel rail, fully tiled walls, fully tiled floor.



## First Floor

LANDING: Feature stained glass window. Feature vertical radiator.

MASTER BEDROOM: 16' 4" x 12' 0" (4.98m x 3.66m) (into bay). Cornice ceiling. Picture rail. Feature stained glass window. Door to:

ENSUITE SHOWER ROOM: White suite comprising dual flush wc, vanity unit with ceramic sink and chrome mixer taps. Shower cubicle with power shower. Wall-mounted mirror. Chrome heated towel rail. Part-tiled walls, fully tiled floor, spotlights.



BEDROOM (2): 11' 10" x 9' 5" (3.615m x 2.871m) Cornice ceiling, eaves storage.



BEDROOM (3): 6' 7" x 0" (2.m x 0m) Feature stained glass windows. Cornice ceiling.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer taps. Panelled bath with chrome mixer tap. Glazed shower cubicle with "rainhead" thermostatic shower. Hotpress cupboard with housing for gas boiler. Part-tiled walls. Wood effect flooring. Cornice ceiling.



## Second Floor

BEDROOM (4): 19' 3" x 10' 7" (5.878m x 3.224m) Eaves storage. Outlook to rear.



## Outside

GARAGE: 14' 5" x 7' 4" (4.402m x 2.230m) Roller door.

FRONT GARDEN: Off-street driveway parking for multiple cars. Surrounding hedging and mature shrubbery. Access to side.

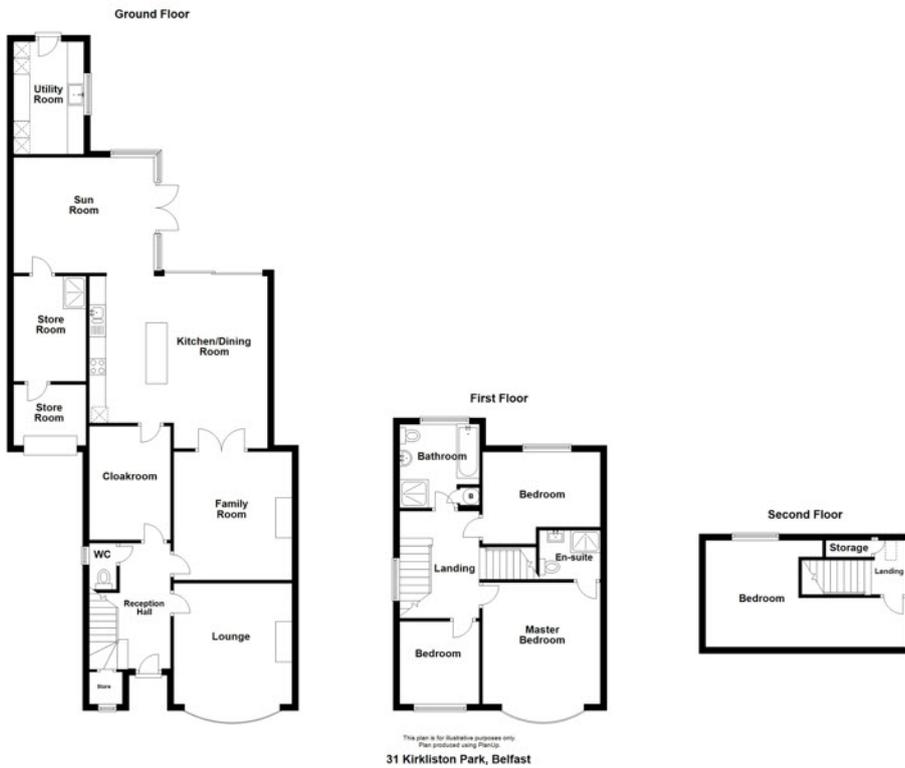
PRIVATE, ENCLOSED, SOUTH FACING REAR GARDEN: Laid in lawn, raised decking area. Surrounding hedging and mature shrubbery. Surrounding mature trees, flowerbeds. Additional storage. Outside lights, outside tap.



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**Location:**

Kirkliston Park can be accessed via the North Road (just after Cyprus Park). Alternatively from Ballyhackamore Village, turn down Holland Drive (opposite Templeton Robinson office). Go to the bottom, turn right.



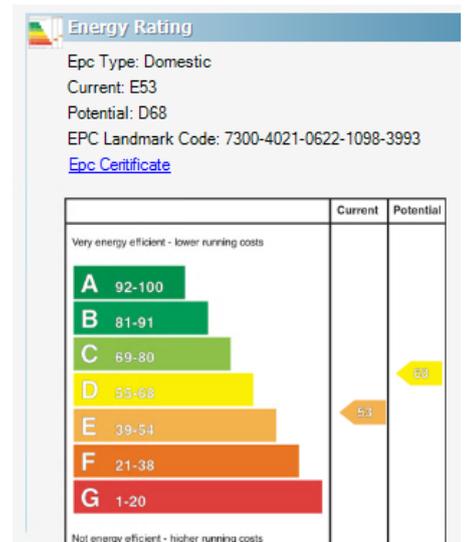
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