



Having been the subject of a recent, comprehensive programme of modernisation, this attractive terrace therefore requires the purchaser to do little except move in and enjoy their superb new home.

Well-proportioned and presented throughout, the option of up to four bedrooms offers considerable versatility. Those now working from home will be well catered for.

Externally there is a south-facing, enclosed yard which is perfect for entertaining and barbecues in the sunnier days ahead.

A short stroll to excellent shops, amenities and public transport routes in both adjacent Belmont and Ballyhackamore, the location is perfect.

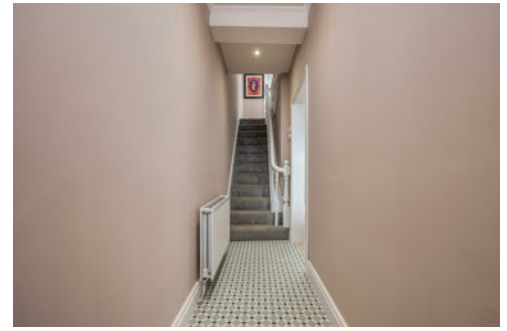
It is only upon internal inspection that one can appreciate all this delightful, stylish home has to offer.

Offers Over
£199,950

141 Belmont Road,
BELFAST,
BT4 2AD

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, re-furbished town terrace
- Option of up to four bedrooms
- Living room open plan to dining
- Brand new kitchen with integrated appliances
- Stunning, spacious bathroom with contemporary white suite
- Natural gas central heating system
- Double glazed windows throughout
- Forecourt and south-facing rear yard with sitting area
- Damp proof course and wood treatment 2021
- Hallway with feature tiling
- Walking distance to Belmont and Ballyhackamore: amenities, shops, eateries and public transport including Glider network



The Property Comprises:

Ground Floor

Hardwood front door.

RECEPTION HALL: Cornice ceiling, feature ceramic tiled floor.

LIVING/DINING: 20' 8" x 9' 8" (6.3m x 2.95m)

Engineered wood effect flooring. Recessed shelves. Under stairs storage cupboard.

Arch to:

KITCHEN: 12' 11" x 7' 1" (3.94m x 2.16m)

Modern range of high and low level units.

Integrated four ring hob with extractor fan over. Fan assisted oven, microwave.

Stainless steel sink unit, part tiled walls.

Feature radiator. Engineered wood-effect flooring. uPVC back door to patio garden.

Feature window.



First Floor Return

BATHROOM: Contemporary white suite comprising panelled bath with telephone hand shower. Low flush wc, wash hand basin, walk-in shower with screen, chrome fittings. Part tiled walls, ceramic tiled floor, chrome heated towel rail.



First Floor

BEDROOM (1): 13' 5" x 10' 1" (4.09m x 3.07m)
Shelving.

BEDROOM (2): 9' 5" x 8' 2" (2.87m x 2.49m)



Second Floor

BEDROOM (3): 13' 4" x 9' 10" (4.06m x 3m)

BEDROOM (4): 10' 1" x 8' 2" (3.07m x 2.49m)

Cupboard with natural gas boiler.

LANDING: Shelved hotpress with copper cylinder. Access to roofspace with new insulation.

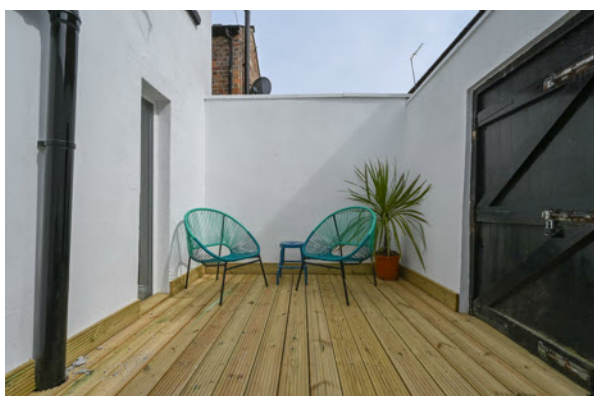


Outside

FORECOURT:

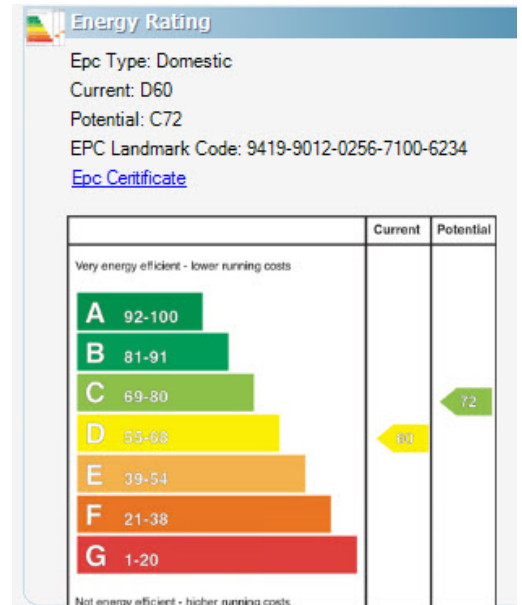
FRONT GARDEN: Paved with hedging, path to front door.

ENCLOSED REAR YARD: South-facing with timber decked sitting area. Rest laid in stones. Outside light. Gate to entry.



Location:

Coming up the Belmont Road through shops, No. 141 is on right hand side just before Earlswood Road junction.



Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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