



Modernised and extended in recent years by its current owners, this attractive semi is sure to appeal to a wide audience of buyers wanting to avail of a high standard home in this excellent location.

Of particular note is the well-appointed, open plan kitchen to the rear. It is large enough to incorporate both sitting and dining areas with a gorgeous burning stove, making it an ideal focal point for modern, family living.

Three bedroom and a family bathroom compliment the first floor. Externally there is parking to the front and a garage with plumbing and ample storage.

Excellent local amenities, parks and schools are all on your doorstep along with transport links. Early viewing recommended to appreciate all this fine home has to offer.

Offers Over
£299,950

9 Tudor Avenue,
Belfast,
BT6 9LR

Viewing by
appointment with
& through agent
028 9065 0000



- Extended, Modern, Semi-Detached Home
- Three Well-Proportioned Bedrooms
- Kitchen with Quartz Tops & Appliances, Open to: Dining and Family Areas with Mutli-Fuel Stove
- Living Room to Front with Bay Window
- Downstairs W.C.
- Family Bathroom on First Floor
- GFCH / uPVC Double Glazing
- Driveway Parking / Detached Garage with Plumbing
- Fantastic Amenities in Ormeau, Castlereagh & Ballyhackamore all less than 10 Minutes away.
- Easy Commute to Belfast City Centre
- Great Local Schooling Close by
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

uPVC composite front door to . . .

ENTRANCE HALL: Understairs storage. Wooden block flooring. Cornice ceiling.



LIVING ROOM: 13' 10" x 13' 4" (4.22m x 4.07m) (into bay window). Feature fireplace with wooden surround and tiled hearth. Uplighters. Spotlights. Cornice ceiling. Wood block flooring.



Telephone 028 9065 0000
www.templetonrobinson.com

KITCHEN/DINING: 19' 4" x 18' 5" (5.89m x 5.61m) Bespoke range of high and low level units. Quartz worktops. Single drainer sink unit with mixer tap. Integrated oven and microwave. 5 ring gas hob with extractor above. Integrated fridge freezer. Integrated dishwasher. Wine rack. Island unit with quartz worktop. Feature exposed brick wall. uPVC doors to rear. Spotlights. Ceiling window. Wood effect flooring.



Open plan to . . .

FAMILY AREA: 11' 0" x 10' 5" (3.36m x 3.17m) Feature fireplace with multi-fuel burning stove, tiled inset and slate hearth. Spotlights. Wood effect flooring.



DOWNSTAIRS W.C.: Dual flush wc. Corner wash hand basin with mixer tap. Wooden block floor.

First Floor

LANDING: Access to roofspace.



BEDROOM (1): 13' 10" x 11' 3" (4.22m x 3.42m)

Spotlights.



BEDROOM (2): 12' 8" x 11' 3" (3.87m x 3.43m) Outlook to rear.



BEDROOM (3): 8' 9" x 8' 6" (2.66m x 2.6m) Built-in cupboard space.

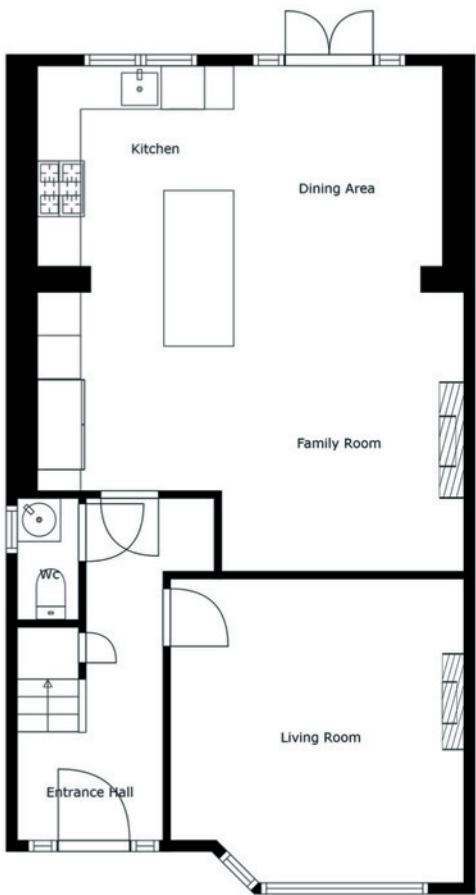


BATHROOM: White suite comprising dual flush wc. Vanity unit with ceramic sink and mixer tap. Panelled bath with thermostatic shower and glass screen. Hotpress cupboard with combi boiler and shelving. Chrome heated towel rail. uPVC wall panelling. Spotlights.

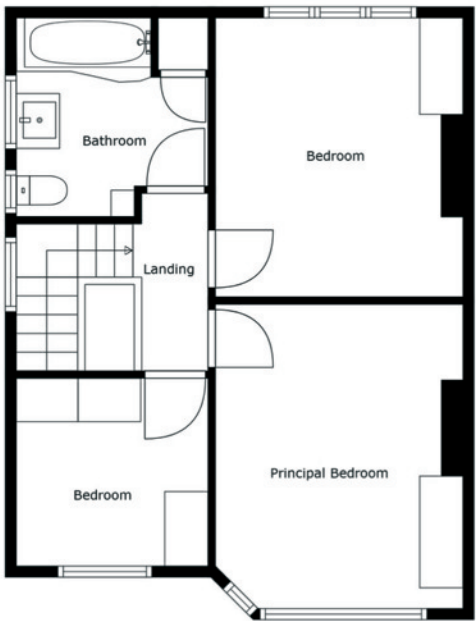


Outside

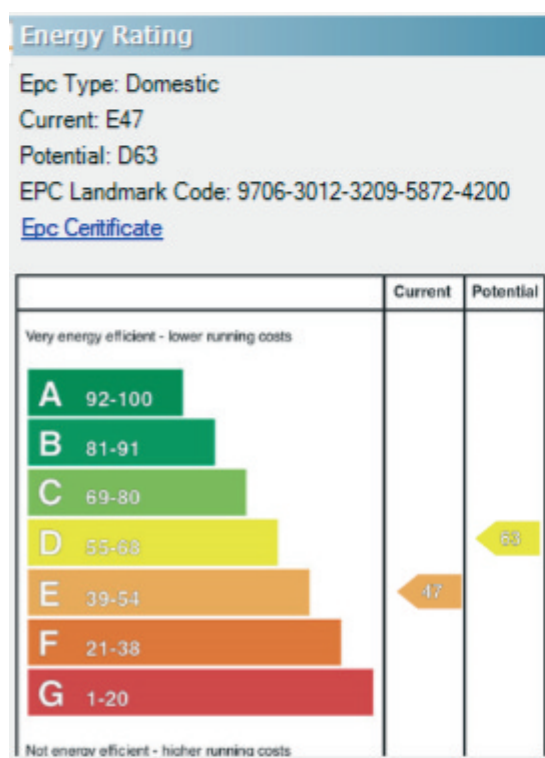
GARAGE: Plumbed for washing machine. Space for tumble dryer. Sink unit.
Front driveway parking. Access to garage.
Enclosed rear garden laid in lawn. Patio area. Outside lights.



Floor 1



Floor 2



Location:

From the Upper Knockbreda Road, pass through the junction with Castlereagh Road. Turn right into Rochester Road, travel along and then right again into Tudor Drive. Turn left into Tudor Avenue.

Belfast Branches

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 Ballyhackamore - 028 90 65 0000

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

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