



Beautifully presented throughout, you get a feel for the warmth and character of this lovely semi as soon as you enter the hallway with the abundance of daylight flooding through.

The ground floor comprises of: living/dining room, downstairs W.C and a modern kitchen. Three good-sized bedrooms and a family bathroom occupy the first floor. Externally there is a south-westerly large garden.

Conveniently situated in one of the quieter roads off the Castlereagh Road, Belfast City Centre is only two miles away and is easily accessible via public or private transport.

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

Offers Over  
£245,000

27 Cicero Gardens,  
BELFAST,  
BT6 9FZ

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Modern Semi-Detached Home in Popular Location
- Immaculately Presented Throughout
- Three Well-Proportioned Bedrooms
- Living Room with Bay Window and Multi-Fuel Stove, Open to Dining Area
- Modern Fitted Kitchen with Access to Rear
- Downstairs W.C.
- Family Bathroom on First Floor
- GFCH / uPVC Double Glazing Throughout
- Enclosed Rear South-Westerly Facing Garden
- Driveway Parking for Multiple Vehicles
- Transport Links to Belfast City
- Close to Excellent Amenities (including Lisnasharragh Leisure Centre), Supermarkets, Parks & Local Schools



The Property Comprises:

Composite front door to:

### Ground Floor

ENTRANCE HALL: Original tiled flooring. Housing for electrics

LIVING ROOM: 11' 9" x 13' 7" (3.59m x 4.13m) (Into bay) Wood effect flooring. Feature fireplace with multi fuel burning stove, tiled inset, floating mantle and tiled hearth. OPEN TO:

DINING ROOM: 12' 1" x 10' 0" (3.69m x 3.05m) Wood effect flooring. Picture window.

DOWNSTAIRS W.C.: Dual flush W.C. Wash hand basin with mixer tap. Understair storage.

KITCHEN: 9' 1" x 11' 5" (2.78m x 3.47m) Modern range of high and low level units, work surfaces. Single drainer sink unit with chrome mixer tap. Space for oven and hob. Extractor. Plumbed for washing machine. Space for fridge/freezer. Feature vertical radiator. Tiled splashback. Tiled flooring. uPVC door to rear.



## First Floor

LANDING: Hotpress cupboard with shelving.

Access to roofspace.

PRINCIPAL BEDROOM 11' 9" x 10' 6" (3.59m x 3.19m) Cornice ceiling. Outlook to front

BEDROOM (2): 8' 4" x 11' 0" (2.53m x 3.36m)

BEDROOM (3): 9' 1" x 8' 6" (2.78m x 2.58m)

Currently used as a study.

BATHROOM: White suite comprising: dual flush W.C. Pedestal wash hand basin with mixer tap.

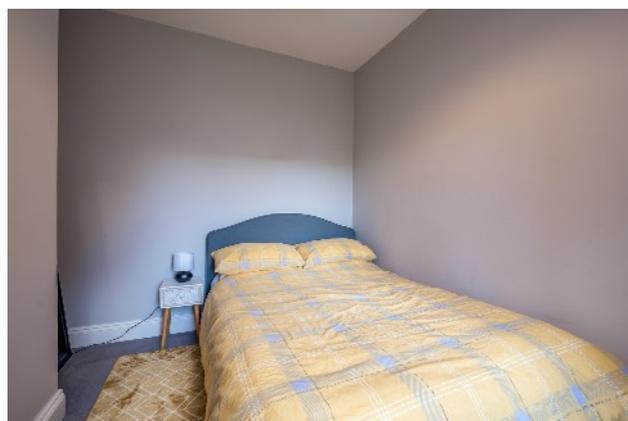
Wall mounted mirror. Panelled bath with chrome mixer tap. Shower cubicle with thermostatic shower. Fully tiled walls and floor. Chrome heated towel rail.

## Outside

Front: Driveway parking for multiple vehicles.

Rear: Enclosed south-westerly facing rear garden laid in artificial grass. Pebble stoned area.

Additional patio area. Flower beds. Outside light and tap.





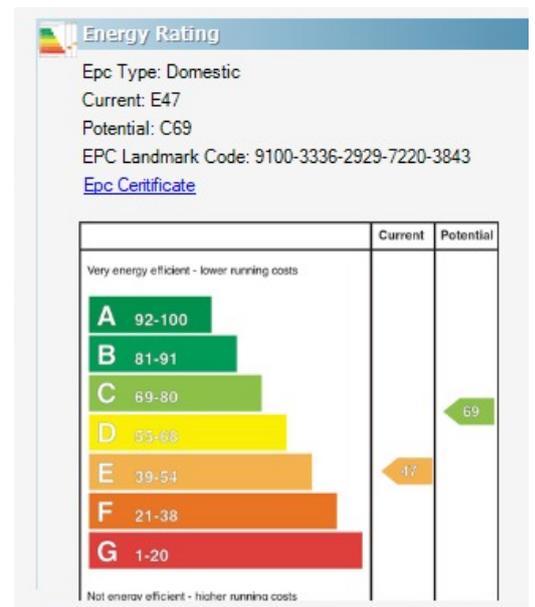
Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Travelling down Grand Parade, turn left onto Castlereagh Road. Cicero Gardens is the second on the right.

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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