



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

Natural light streams through large windows giving the interior a bright and airy feel.

Two of the three reception rooms open out onto a delightful, private rear garden which enjoys a westerly aspect. It is therefore ideal for entertaining and children alike.

Tucked away in a quiet yet convenient cul de sac between the Hollywood and Belmont Roads, the location is perfect for availing of excellent schools, amenities and eateries in nearby Belmont and in Ballyhackamore.

Offers Over
£395,000

10 Edgcumbe Park,
Belmont,
BELFAST,
BT4 2EJ

Viewing by
appointment with
& through agent
028 9065 0000

- Modernised, attractive detached villa
- Three bedrooms (option of fourth on ground floor)
- En suite shower room
- Lounge with twin aspect: French doors to rear garden
- Newly fitted kitchen with range of appliances
- Adjacent dining room, also with French doors
- Living room / fourth bedroom
- Family bathroom with new contemporary white suite
- Additional WC downstairs
- Utility room
- New internal doors
- Re-wired 2024
- Fully re-plumbed December 2023 with gas central heating
- Attached garage
- Additional driveway parking
- Front and rear gardens with excellent, mature planting
- Close to excellent local schools, amenities, eateries and public transport routes (rail and road) plus City Airport, access to motorway network
- No onward chain



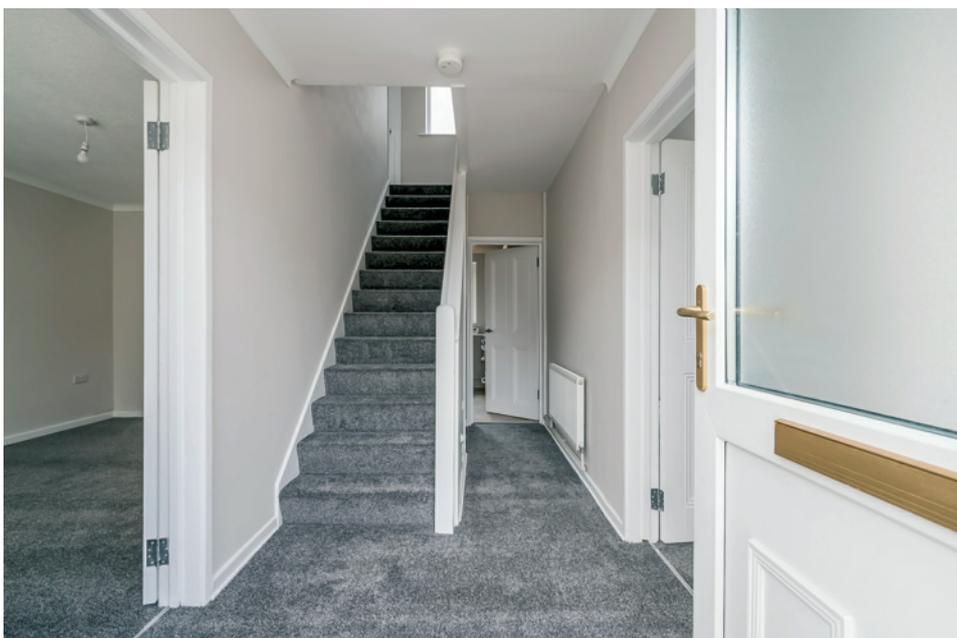
The Property Comprises:

Ground Floor

Covered entrance porch.

uPVC Front door with double glazed insets and side lights.

RECEPTION HALL: Cornice ceiling in entrance area. Understairs storage cupboards. Cloaks area.



LOUNGE: 16' 10" x 11' 3" (5.13m x 3.44m) Twin aspect with new French doors to rear garden.
Cornice ceiling.



LIVING/FAMILY/BEDROOM 4: 14' 0" x 9' 10" (4.27m x 3.00m) (at widest points) Cornice ceiling.



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KITCHEN: 10' 4" x 9' 7" (3.15m x 2.92m) Newly fitted range of high and low level units. Rangemaster cooker with five ring gas hob, hot plate and twin ovens. Single drainer one and a half bowl sink unit with mixer tap. Integrated appliances including fridge, freezer, dishwasher. Feature radiator, ceramic tiled floor, through to...



DINING ROOM: 9' 11" x 9' 9" (3.02m x 2.97m) New French doors to rear garden.



CLOAKROOM: Low flush WC, wash hand basin with cupboard underneath. Ceramic tiled floor.

UTILITY ROOM: 4' 4" x 4' 3" (1.31m x 1.3m) Plumbed for washing machine, ceramic tiled floor. Work surface.

BEDROOM (1): 11' 4" x 7' 11" (3.45m x 2.42m) (average) Door to...

EN SUITE: Comprising tiled shower cubicle with "rain" head and telephone hand shower. Wash hand basin with splashback and cupboards underneath. Low flush WC. Chrome heated towel rail, ceramic tiled floor.



First Floor

BEDROOM (2): 16' 3" x 9' 7" (4.96m x 2.92m) (average) Plus alcove with feature leaded window. Cornice ceiling. Built-in robe.



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BEDROOM (3): 9' 10" x 6' 11" (3.01m x 2.1m)



BATHROOM: Newly installed contemporary white suite. Shower-bath with chrome controls and screen. wash hand basin with splashback and storage underneath. Low flush WC. Ceramic tiled floor, part tiled walls, chrome heated towel rail.



LANDING: Access via pull-down ladder to roofspace.

Outside

FRONT GARDEN: Lawn with flower beds laid in bark chips and featuring plants and shrubs.

Driveway with off-street parking leading to:

ATTACHED GARAGE 15' 2" x 8' 9" (4.61m x 2.67m) (at widest points) Roller shutter door, power and light. Newly installed Worcester Bosch gas boiler.

REAR GARDEN West-facing with excellent degree of privacy. Lawn with flagged path and patio area. Well-stocked flower beds laid in bark chips with variety of flowering plants and shrubs.

Gate with path to side.

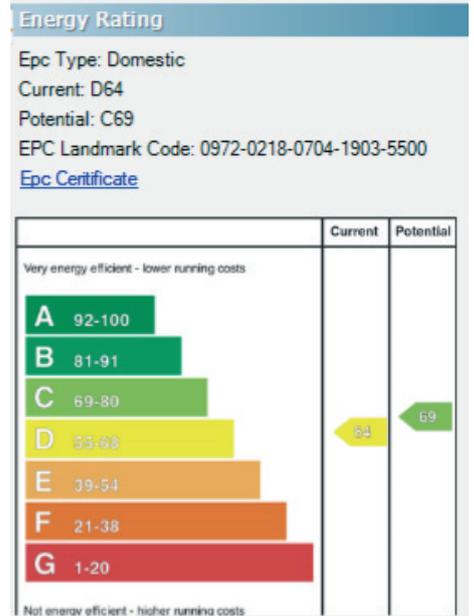


Location:

Heading countrybound on Holywood Road, turn right opposite filling station/Spar into Edgcumbe Gardens. Edgcumbe Park is second on the left.



Disclaimer: Plans are for illustrative Purpose only.
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10 Edgcumbe Park, Belfast



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