



Beautifully presented throughout, this attractive mid-townhouse is conveniently located in the heart of Belmont Village.

Having been well looked after by its current owners over a number of years, this leaves the purchaser very little to do except move in.

Four double bedrooms spread over two floors, open plan reception room with a beautiful open fire, modern kitchen and a family bathroom, the property is sure to appeal to a wide range of buyers.

With a range of excellent shops, amenities and eateries practically on your doorstep, Ballyhackamore is also within a short stroll.

Early viewing is highly recommended so as not to miss out on this stylish town terrace.

Offers Over
£230,000

11 Ferguson Drive,
BELFAST,
BT4 2AZ

Viewing by
appointment with
& through agent
028 9065 0000



- Superb, townhouse in popular Belmont location
- Immaculate presentation throughout
- Four bedrooms spread over two floors
- Living room with feature open fire, open to:
- Dining room and doors to rear
- Modern kitchen with appliances and access to rear
- Family bathroom on first floor
- Enclosed rear yard with sunny aspect
- GFCH (new boiler installed 2 years ago) / Double glazing throughout
- Walking distance to Belmont and Ballyhackamore Villages
- Excellent transport links to Belfast City Centre
- Parks and Schools all within walking distance

The Property Comprises:

Ground Floor

Wooden front door to . . .

ENTRANCE HALL: Wooden flooring. Cornice ceiling. Corbels.



LIVING ROOM: 13' 9" x 11' 7" (4.19m x 3.53m) (into bay). Wooden flooring. Cornice ceiling. Corbels. Ceiling rose. Feature fireplace with tiled surround and hearth and functioning feature open fire , (new flue installed two years ago).



DINING ROOM: 11' 5" x 11' 1" (3.48m x 3.39m) Wooden flooring. Cornice ceiling. Ceiling rose.



Double doors to . . .

KITCHEN: 12' 2" x 7' 3" (3.71m x 2.22m) Range of high and low level units, work surfaces. Underbench oven. Four ring gas hob, extractor above. Integrated fridge freezer. Plumbed for washing machine. 1.5 bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Tiled splashback. Tiled flooring. Spotlights. Door to rear.



First Floor

LANDING: Cornice ceiling.

PRINCIPAL BEDROOM: 14' 9" x 11' 0" (4.5m x 3.35m) Dual aspect outlook. Cornice ceiling. Feature fireplace.



BEDROOM (2): 11' 1" x 8' 6" (3.38m x 2.59m)



BATHROOM: White suite comprising dual flush wc. Pedestal wash hand basin. Panelled bath with shower screen and shower. Part-tiled walls, tiled floor. Spotlights.



Second Floor

LANDING:

BEDROOM (3): 14' 9" x 11' 1" (4.5m x 3.38m) Skylight. Feature fireplace.



BEDROOM (4): 11' 0" x 8' 6" (3.35m x 2.59m) Skylight.



Outside

FRONT: Front forecourt.

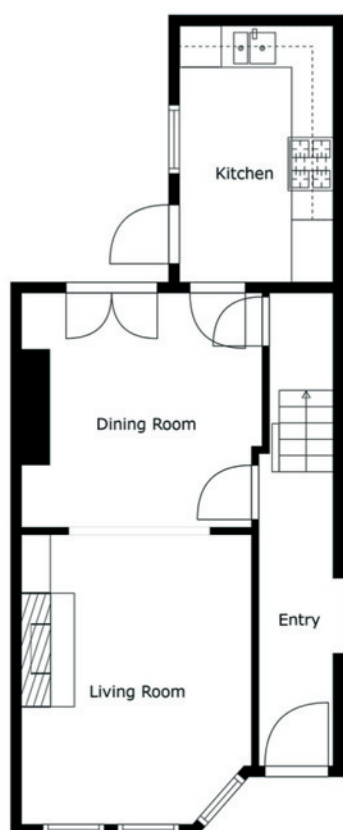
REAR: Enclosed yard with surrounding exposed brick wall. Brick paviors. Additional storage. Outside light.



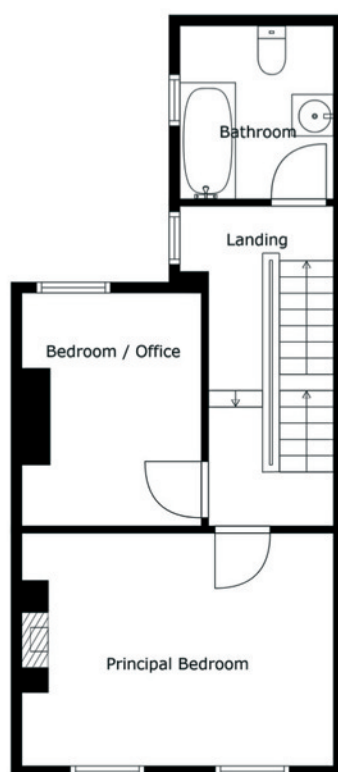
Location:

Coming out of Belfast on Hollywood Road, turn right at Strand Cinema into Belmont Road. Ferguson Drive is second road on the left.

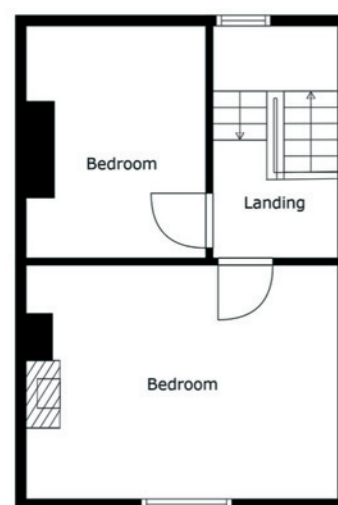
Telephone 028 9065 0000
www.templetonrobinson.com



Floor 1



Floor 2



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

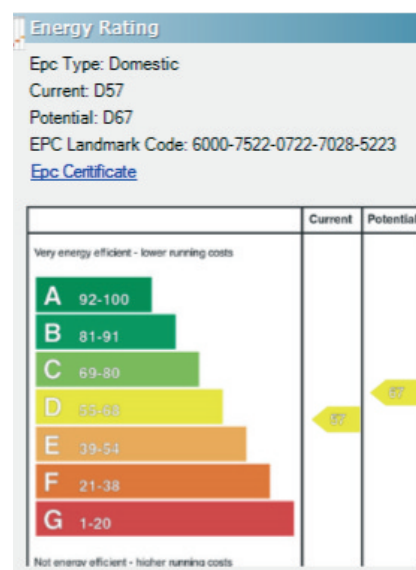
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