



This beautifully presented detached property is ideally positioned in a quiet cul de sac off the prestigious Belmont Road, only a short stroll to Belmont and Ballyhackamore Villages with a wide choice of shops, cafes and restaurants. It is also close to some of the provinces leading schools and to transport links and local parks.

The accommodation is bright and airy throughout with stylish interior decor. There are three spacious reception rooms, bespoke kitchen with casual dining area, separate utility room and convenient ground floor w.c. The first floor comprises four double bedrooms, master with en suite shower room, a large family bathroom and spacious landing with study area.

The exterior space is well manicured and maintained, providing ample private parking space to the front with detached garage and an enclosed rear garden which attracts the sun all day.

Offers Around  
£435,000

2 Pembridge Court,  
Belmont Road,  
BELFAST,  
BT4 2RW

---

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Immaculately Presented Detached Property with Tasteful Interior Decor
- Former Show Home
- Spacious Drawing Room with Gas Coal Fire Open to Dining Room
- Separate Lounge
- Sunroom
- Bespoke Fitted Kitchen
- Utility Room
- Ground Floor W.C.
- Four Double Bedrooms, Master with En Suite Shower Room
- White Bathroom Suite with Freestanding Cast Iron Bath and Separate Shower Cubicle
- Spacious First floor Landing with Study Area
- Roofspace
- Easily Maintained Paved Front Garden and Enclosed Rear Garden with Lawn and Patio Areas
- Detached Garage and Private Driveway Parking
- Oil Fired Central Heating
- uPVC Double Glazing
- Within Walking Distance to Belmont and Ballyhackamore Villages
- Close to an Excellent Range of Primary and Secondary Schools and Within Walking Distance to Strathearn and Campbell College



The Property Comprises:

#### Ground Floor

RECEPTION HALL: Courtesy light. Composite front door, double glazed side lights, arched top light. Ceramic tiled floor. Part wood panelled walls. Double doors to drawing room.

GROUND FLOOR WC: White suite comprising; Low flush w.c. Pedestal wash hand basin. Part wood panelled walls. Ceramic tiled floor. Alarm controls.



FAMILY ROOM: 11' 3" x 10' 9" (3.43m x 3.28m)



DRAWING ROOM: 16' 12" x 11' 4" (5.17m x 3.45m) Ornate cornice ceiling and ceiling rose. Carved Adams style fireplace surround, granite inset and hearth, gas coal effect fire. Part wood panelled walls. Solid wood strip floor. Square arch to...



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



DINING ROOM: 11' 9" x 11' 4" (3.57m x 3.45m) Ornate cornice ceiling and ceiling rose. Part wood panelled walls. Solid wood strip flooring. Access to reception hall. Glazed double doors to.....



SUN ROOM: 12' 3" x 9' 9" (3.74m x 2.96m) Light, heat and power. Ceramic tiled floor. UPVC double glazed french doors to garden.





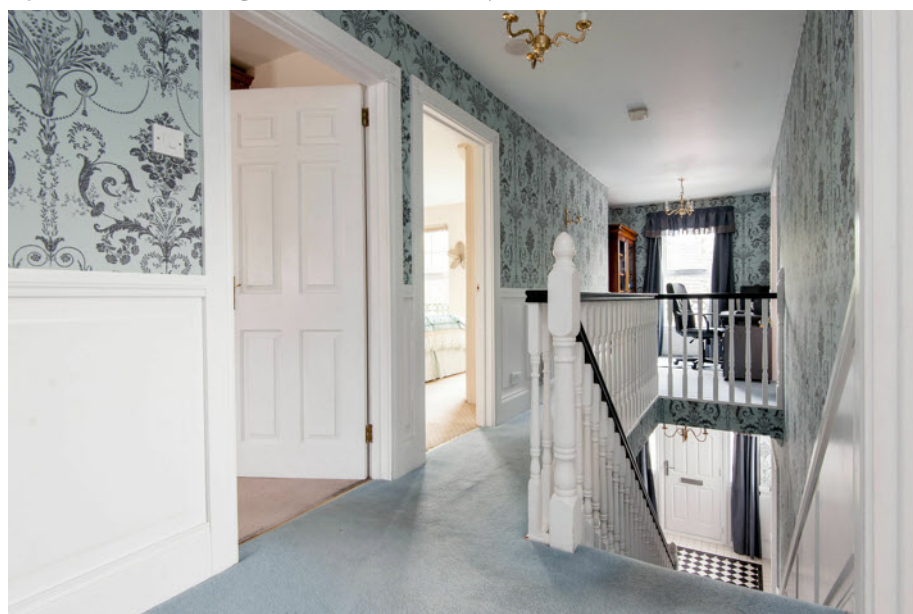
KITCHEN: 12' 2" x 17' 5" (3.71m x 5.31m) Bespoke, fitted kitchen with high and low level units, laminate work surfaces, bevelled trim. Ceramic sink unit, brass mixer tap. Space for AGA, brick canopy and tiled recess. Integrated dishwasher. Built in wine rack. Glazed display cabinets. Ample dining area. Ceramic tiled floor.



UTILITY ROOM: 10' 9" x 5' 6" (3.28m x 1.68m) Matching range of high and low level units. Laminate work surfaces. Single drainer stainless steel sink unit. Chrome mixer tap. Plumbed for washing machine. Space for fridge. Part tiled walls. Ceramic tiled floor.

## First Floor

LANDING: Spacious landing with study area. Part wood panelled walls. Built in hotpress, copper cylinder, shelving. Hatch to roof space.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

MASTER BEDROOM: 16' 3" x 11' 3" (4.96m x 3.44m)

EN SUITE SHOWER ROOM: White suite comprising; low flush WC. Floating wash hand basin, chrome mixer tap, cupboard below. Built in corner shower cubicle, built in thermo shower unit, tiled splash back. Fully tiled walls. Ceramic tiled floor. Chrome low voltage spotlights



BEDROOM (2): 12' 9" x 11' 4" (3.89m x 3.46m)

BEDROOM (3): 8' 10" x 10' 10" (2.69m x 3.29m)



.BATHROOM: Victorian style white suite comprising; low flush wc. Pedestal wash hand basin. Freestanding cast iron ball and claw foot bath, gold antique style mixer tap and telephone hand shower. Built-in corner shower cubicle, built-in gold thermostatic shower unit. Part wood panelled walls. Ceramic tiled floor. Extractor fan.





BEDROOM (4): 11' 6" x 14' 2" (3.5m x 4.31m)

Measurement at widest point

## Second Floor

ROOFSPACE: Access via Slingsby type folding ladder. Part floored. Light. Potential to convert to additional bedroom/living space subject to planning.



## Outside

REAR GARDEN: Enclosed rear garden with lawn and paved patio area. Mature shrubs and planting. Outside tap. Outside light. PVC soffits, fascia and guttering.

DETACHED GARAGE: 18' 11" x 10' 8" (5.77m x 3.24m) Up and over door. Light and power. Worcester oil fired boiler. Access door to side.

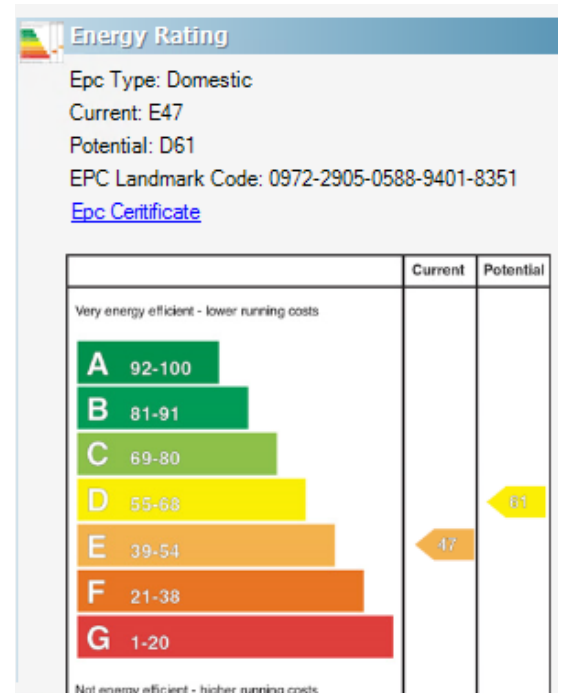
FRONT GARDEN: Enclosed front garden with brick pavior patio and parking area. Mature shrubs and planting.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Location:

Travelling along the Belmont Road from the Belfast direction, turn left into Pembridge Court just before the roundabout at Campbell College.



## Belfast Branches

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000

## Other Branches

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

[www.templetonrobinson.com](http://www.templetonrobinson.com)



With You Every Step of the Way



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.