

TEMPLETON
ROBINSON



57 Kensington Road,
Cherryvalley,
BELFAST,
BT5 6NL

Offers Over
£715,000

Viewing by
appointment with
& through agent
028 90 650000



Welcome to this stunning detached modern family residence tucked away in a private, gated setting. Extending to circa 3,200 sqft, this property offers thoughtfully designed living space across three floors. Of particular note is the impressive open plan kitchen/living/dining area with access to rear garden and custom built BBQ area, ideal for entertaining.

Kensington Road is positioned in the heart of Cherryvalley, one of the most sought after

and prestigious residential locations in Belfast. With its tranquil surroundings and strong community feel, the property is within walking distance of local shops, cafes and Shandon Park Golf Club. Leading locals schools, Ballyhackamore village and Stormont estate are only a five minute drive away.

- Impressive three storey detached residence extending to circa 3,200 sqft
 - Lounge with feature fireplace and bay window
 - Kitchen with Quartz worktop and centre island, open to...
 - Spacious living/dining area with wood burning stove and sky lights
 - Separate utility room/Ground floor WC
 - Principal bedroom with ensuite and dressing area
 - Four additional bedrooms, one with ensuite, plus study
 - Family bathroom plus second floor shower room
 - Gas central heating/Underfloor heating to ground floor
- Secure gated entrance leading to paviour driveway parking for two cars
- Private and enclosed rear garden with impressive custom built BBQ area
- Walking distance to local shops, cafes and Shamdon Golf Club



Telephone 028 9065 0000
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Hardwood front door to:

ENTRANCE PORCH: Tiled floor, glazed door to:

ENTRANCE HALL: Tiled floor, cloaks area, leading to:

DOWNSTAIRS W.C.: White suite comprising low flush wc, wash hand basin, tiled floor, part tiled walls, chrome heated towel rail.

LOUNGE: 16' 9" x 12' 10" (5.11m x 3.91m) (into bay). Feature fireplace with granite surround and hearth, gas coal effect fire.



KITCHEN/LIVING/DINING: 31' 4" x 22' 5" (9.55m x 6.83m) Modern fitted kitchen with range of high and low level units, stainless steel sink unit, quartz work surfaces. Alcove for cooker, stainless steel splashback, stainless steel extractor hood, integrated dishwasher, centre island with breakfast bar area, low voltage spotlights, open plan to:



LIVING/DINING AREA: Feature skylights, patio doors to rear, stone surround fireplace with wood burning stove and granite hearth, feature wood panelled walls, tiled floor, low voltage spotlights.



UTILITY ROOM: 7' 9" x 5' 0" (2.36m x 1.52m)

Stainless steel sink unit, plumbed for washing machine, tiled floor, gas boiler.

First Floor

PRINCIPAL BEDROOM: 16' 9" x 12' 11"

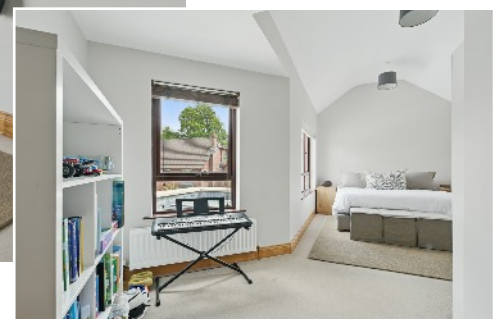
(5.11m x 3.94m) (into bay).

DRESSING ROOM: 9' 9" x 8' 5" (2.97m x 2.57m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, fully tiled shower cubicle, wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, low voltage spotlights.



BEDROOM (2): 22' 1" x 12' 11" (6.73m x 3.94m) (at widest points). Feature vaulted ceiling.



BEDROOM (3): 13' 3" x 13' 0" (4.04m x 3.96m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising wash hand basin, low flush wc, fully tiled shower cubicle, chrome heated towel rail, part tiled walls, tiled floor.



BATHROOM: Modern white suite comprising free standing roll top bath, walk-in shower with rain head and telephone hand shower, low flush wc, tiled floor, fully tiled walls, chrome heated towel rail.



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Second Floor

BEDROOM (4): 17' 5" x 12' 3" (5.31m x 3.73m) Glazed double doors to Juliette balcony. Access to roofspace.



BEDROOM (5): 16' 9" x 12' 3" (5.11m x 3.73m) Velux windows, access to:



STORAGE ROOM: Low voltage spotlights.

BEDROOM (6)/STUDY: 9' 9" x 8' 0" (2.97m x 2.44m)

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, walk-in shower, part tiled walls, tiled floor, Velux window.



Outside

FRONT: Secure gated entrance leading to two parking spaces.

REAR: Private and enclosed rear garden with artificial lawn and patio seating area. Covered barbecue area with built-in charcoal barbecue and electric sockets, storage, tap and light.



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Sizes And Dimensions Are Approximate. Actual May Vary.

Management company

KENSINGTON LODGE LTD: Management Fees: £200 per quarter.

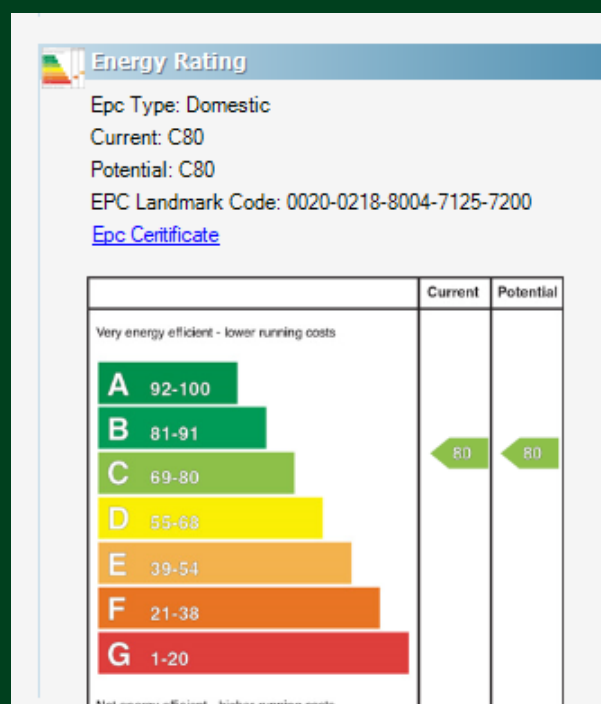
Location:

From the Kings Road, turn onto Gilnahirk Road. Take fourth right onto Kensington Road. Property on the left.

Telephone 028 9065 0000
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Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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