



Located within the heart of Belmont, 1 Glen Ebor Heights is positioned behind a pillared entrance within a prestigious cul-de sac of just 4 homes. Internally, the accommodation is bright, notably spacious and could be easily adapted to suit the occupier's requirements making it ideal for modern family living. Of particular note is the gracious drawing room with Inglenook fireplace and bespoke fitted kitchen with range of integrated appliances and ample family dining area. There are four double bedrooms including master bedroom with contemporary en suite shower room. Further benefits include oil fired central heating, south facing rear garden, double glazing and an integral double garage. Externally, the property is enveloped by private, mature gardens - perfect for outdoor entertaining or children at play with generous parking to the front of the property.

The location offers the best of both worlds; A mature leafy suburb with a range of leading primary and grammar schools, restaurants, CIYMS Sports Club, Cairnburn Park and entertainment facilities nearby, ideal for families yet within close proximity to arterial routes to Belfast City, Ballyhackamore, Dundonald and Holywood making it suitable for commuters. We are confident this fine home will appeal to the most discerning purchaser.

Price
£399,950

1 Glen Ebor Heights,
Belfast,
BT4 2RN

Viewing by
appointment
through agent
028 9042 4747



- Detached family home positioned behind pillared entrance
- Within exclusive development of just 4 properties
- Bright and spacious interior
- Adaptable layout - Perfect for modern family living
- Drawing Room with Inglenook fireplace
- Family Room
- Dining Room
- Kitchen with range of built in appliances
- Four double bedrooms
- (Master with ensuite)
- Main Bathroom
- Oil fired central heating
- Mahogany double glazed windows
- Enveloped by mature, private gardens
- Highly sought after and convenient location
- Mature, leafy suburb ideal for families and those wishing to commute alike

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Flagged floor, courtesy light, mahogany glazed front door. Double glazed side light to . . .

SPACIOUS RECEPTION HALL: Oak wood strip floor, built-in cloaks cupboard and built-in shelving, turn spindle mahogany staircase to lower ground and upper ground floors.



DINING ROOM: 13' 8" x 12' 2" (4.17m x 3.71m) Mature outlook to front.



KITCHEN: 20' 8" x 11' 7" (6.3m x 3.53m) Maple bespoke fully fitted kitchen in Shaker style stainless steel fittings, granite work surfaces, Baumatic stainless steel range cooker with five ring gas hob and electric ovens below, stainless steel and glass extractor hood, part tiled walls with inset glass mosaic detail, opaque built-in glazed display cabinets, stainless steel downlighters, Blanco Silgranit single drainer sink and half sink with chrome mixer taps, soap dispenser, pull-out larder cabinet, preparation area to kitchen with granite work surface, inset stainless steel sink unit with brushed stainless steel mixer tap, integrated fridge freezer, plumbed for washing machine, integrated combination microwave, ceramic tiled floor, ample family dining space with mature outlook to rear, recessed spotlighting and access door to rear patio and garden.



HALLWAY: Built-in storage cupboard, built-in shelving, service door to garage.

FAMILY ROOM: 13' 5" x 11' 9" (4.09m x 3.58m) Mature outlook to side.



DRAWING ROOM: 20' 6" x 15' 8" (6.25m x 4.78m) Attractive stone fireplace, mantle, inset and hearth, gas coal effect fire, dual aspect windows with mature outlook to side and rear, solid maple wood flooring.



First Floor

SPACIOUS LANDING: Access hatch to roofspace, built-in hotpress with pressurised water cylinder and built-in shelving, additional storage with excellent hanging and built-in shelving.

MASTER BEDROOM: 13' 9" x 12' 3" (4.19m x 3.73m) Walk-in wardrobe fitted for hanging and shelving.



ENSUITE SHOWER ROOM: Contemporary white suite comprising low flush wc, pedestal wash hand basin with mixer tap, built-in shower cubicle with thermostatically controlled shower unit, fully tiled walls, ceramic tiled floor, wall to wall range of built-in wardrobes.

BEDROOM (2): 11' 9" x 11' 5" (3.58m x 3.48m) Oak laminate wood floor, excellent range of modern built-in robes in high gloss with stainless steel fittings, outlook to side.

BEDROOM (3): 13' 2" x 12' 0" (4.01m x 3.66m) Mature outlook to front, modern excellent range of built-in robes with walnut finish and stainless steel fittings.



BEDROOM (4): 13' 2" x 9' 11" (4.01m x 3.02m) Modern range of built-in oak style finish with stainless steel fittings, mature outlook to front.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, part tiled walls, ceramic tiled floor.



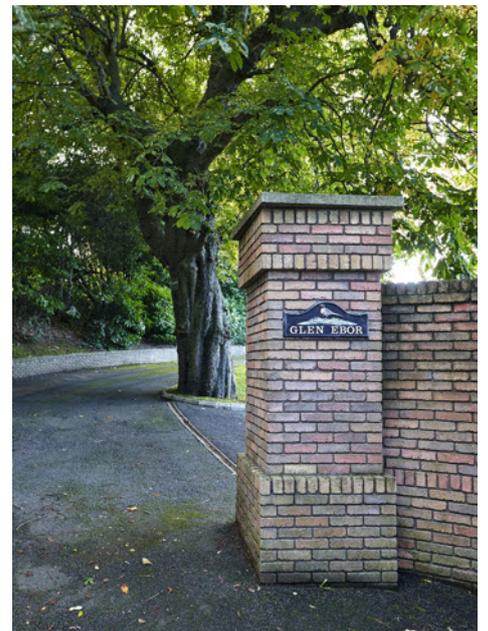
ROOFSPACE: Half floored, storage and light.

Outside

DOUBLE GARAGE: 20' 10" x 19' 10" (6.35m x 6.05m) Up and over door, light and power, oil fired boiler.

Pillared access, tarmac driveway to right hand side with ample parking leading to integral double garage. Mature surrounding gardens laid in lawn iwth mature shrubs, trees and planting, flower beds, paved patio areas, outdoor lighting, garden lighting, water tap. South facing to rear with paved patio areas, mature trees.

NB Site for no 1 extends to and includes driveway to side and vegetation beyond.



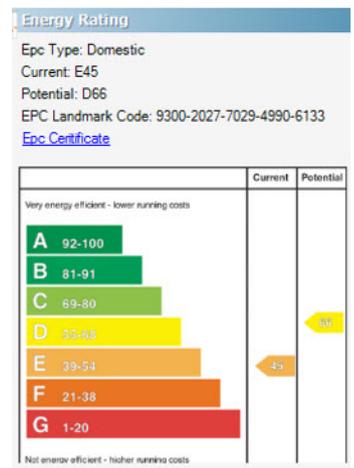


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

Coming from Belfast roundabout at Campbell College turn left off Belmont Road into Old Holywood Road. Continue for approx 0.8 miles and Glenmachan Road is on the right hand side (after Quarry Road). Continue up hill and Glen Ebor Heights is on the right hand side.

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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