



This very well presented semi detached family home is tucked away off the Belmont Road within a private quiet cul de sac, located within easy reach of many excellent schools including a short walk to Campbell College, the popular restaurants, recreational facilities and shops of Ballyhackamore and Belmont Road are also close to hand.

The property itself offers good sized accommodation over three floors with bright, well proportioned living and four double bedrooms all of which has been well looked after by the current owners, leaving little for the next owners to do but move in and enjoy this modern family home within this highly regarded area.

Offers Around  
£315,000

220C Belmont Road,  
Belfast,  
BT4 2AW

---

Viewing by  
appointment  
through agent  
028 9042 4747



- Modern Family Home in the Heart of Belmont
- 4 Double Bedrooms, One of Which Offers an Ensuite Shower Room
- Spacious Lounge
- Modern Fully Fitted Kitchen Open Plan to Casual Dining & Patio down to Gardens
- Separate Utility Room
- Modern White Bathroom Suite, Downstairs Cloakroom with WC
- Gas Fired Central Heating, uPVC Double Glazed
- Private Parking



The Property Comprises:

Ground Floor

Front door to . . .

TILED ENTRANCE HALL: Storage under stairs.



CLOAKROOM: Low flush wc, semi pedestal wash hand basin, part tiled walls, ceramic tiled floor.

LOUNGE: 14' 5" x 12' 2" (4.4m x 3.7m) (into square bay). Wood burning stove with polished granite hearth, oak laminate wood flooring.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING AREA: 13' 1" x 12' 2" (4m x 3.7m)

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, laminate worktops, built-in oven, four ring gas hob, stainless steel extractor fan, integrated fridge freezer, built-in dishwasher, part tiled walls, ceramic tiled floor, uPVC double glazed patio doors to garden.





UTILITY ROOM: 7' 3" x 5' 7" (2.2m x 1.7m) Range of high and low level units, single drainer stainless steel sink unit with mixer tap, laminate worktops, part tiled walls, plumbed for washing machine, ceramic tiled floor, Glow Worm gas fired boiler.

First Floor

BEDROOM (1): 12' 10" x 12' 2" (3.9m x 3.7m)



BEDROOM (2): 14' 5" x 12' 2" (4.4m x 3.7m)



BATHROOM: Modern white suite comprising space saver panelled bath with mixer tap, low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled walls, extractor fan.



## Second Floor

BEDROOM (3): 12' 6" x 12' 2" (3.8m x 3.7m)



ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with built-in shower unit, low flush wc, wash hand basin, ceramic tiled floor, heated towel rail, Velux window.



BEDROOM (4): 12' 10" x 12' 2" (3.9m x 3.7m)

LUGGAGE ROOM:





## Outside

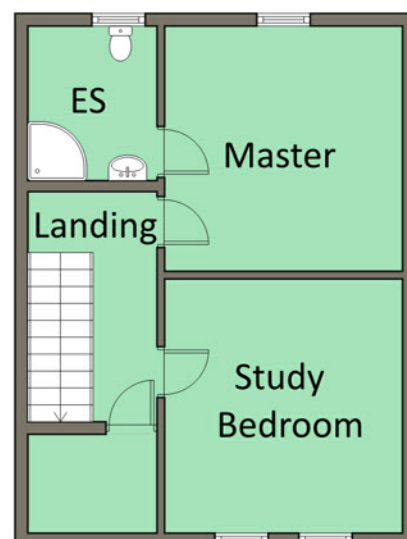
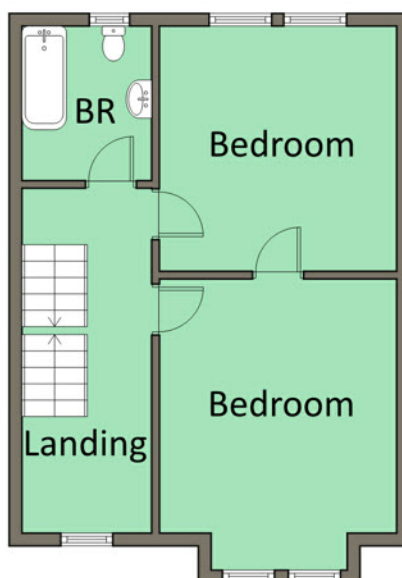
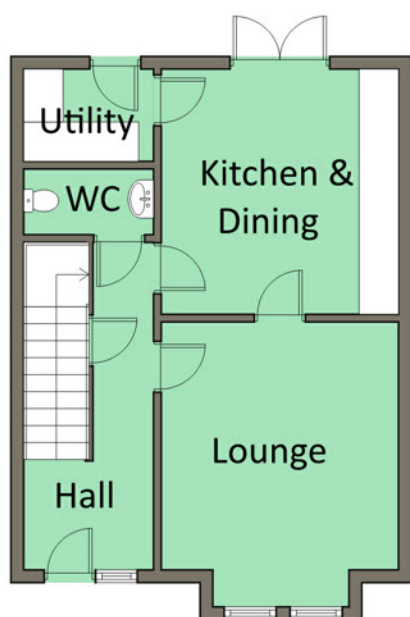
Driveway to private parking. Enclosed, private, easily maintained rear garden in lawns and paved patio.



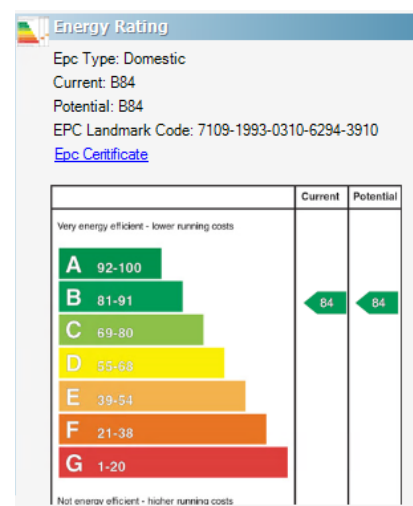
## Location:

From Knock traffic lights, travel towards the Campbell roundabout, take first left onto the Belmont Road, after approximately 200 yards number 220C is on the right hand side.

Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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.

