



This delightful family home occupies an excellent site within this very popular, modern development located just off the Belmont Road, an area well known for its quality of housing, convenience to excellent amenities, first class schools for all age groups and within easy reach of the George Best Belfast City Airport, Belfast city centre and all arterial routes.

The internal accommodation provides bright, well proportioned and comfortable family living that has been well maintained and decorated in a traditional, tasteful style which combines very well with a high standard of fixtures & fittings throughout. The delightful landscaped gardens have been designed to maximise privacy, ensure low maintenance yet offer a feeling of privacy and all year round enjoyment, all of which combine to create a very special home within this prime residential location.

As with most properties in this area, we would anticipate strong demand therefore early inspection is advised to avoid disappointment.

Offers Around
£550,000

25 Pembridge Court,
Belmont Road,
Belfast,
BT4 2RW

Viewing by
appointment
through agent
028 9042 4747

- Well Appointed Detached Family Home enjoying a Superb Cul De Sac Position
- Extremely Well Finished Throughout
- Living Room, Family Room and Sun Room
- Luxury Kitchen open plan to Dining Room
- Utility Room and Ground Floor Cloaks
- Four Bedrooms on the First Floor, Family Bathroom and Ensuite to the Guest Bedroom
- Principal Suite on the Second Floor with Ensuite and Dressing Room
- Double Glazed Windows / Oil Heating
- Ample Driveway Parking / Garden Store
- Front Garden and Enclosed Patio Style Garden ideal for Entertaining
- Superb Location Situated within the Catchment of Renowned Schools for all Age Groups



The Property Comprises:

Ground Floor

RECEPTION HALL: Half wood panelled walls. Ceramic tiled floor. Under stair storage cupboard.

FAMILY ROOM: 10' 10" x 10' 1" (3.3m x 3.07m)



LIVING ROOM: 17' 1" x 11' 4" (5.21m x 3.45m) Sandstone fireplace with cast iron wood-burning stove. French double doors to:



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DINING ROOM: 11' 8" x 11' 3" (3.56m x 3.43m) Open to:



KITCHEN/DINING AREA: 14' 8" x 11' 2" (4.47m x 3.4m) Excellent range of high and low level units with Quartz work surfaces. Neff double oven and integrated microwave. Warming drawer. Central island unit with induction hob and concealed extractor fan. Integrated fridge/freezer and dishwasher. Quooker tap and sink unit. Recessed spotlighting. Breakfast bar. Ceramic tiled floor.





UTILITY ROOM: 10' 2" x 5' 2" (3.1m x 1.57m) Range of high and low level units. Single drainer stainless steel sink with mixer tap. Plumbed for washing machine. Ceramic tiled floor.

SUN ROOM: 14' 10" x 12' 0" (4.52m x 3.66m) Cast iron fireplace with wood-burning stove. Oak flooring. French doors to rear.



CLOAKROOM: Contemporary white suite comprising low flush wc. Pedestal wash hand basin with mixer tap. Chrome heated towel rail.

First Floor

LANDING: Access to hotpress with cylinder.

PRINCIPAL BEDROOM: 16' 2" x 11' 4" (4.93m x 3.45m) Laminate wooden floor. Built-in wardrobe with mirrored sliding doors.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower. Low flush wc, vanity unit, Chrome heated towel rail.



BEDROOM (2): 11' 8" x 10' 10" (3.56m x 3.3m) Built-in robes with mirrored sliding doors.



BATHROOM: Contemporary white suite comprising panel bath with mixer taps. Low flush wc, vanity unit. Fully tiled shower cubicle with thermostatic shower. Chrome heated towel rail. Spotlights.



BEDROOM (3): 12' 9" x 11' 3" (3.89m x 3.43m) Built-in robes with mirrored sliding doors.



BEDROOM (4): 10' 9" x 8' 9" (3.28m x 2.67m) (Currently used as home office).



Second Floor

LANDING:



BEDROOM (5): 16' 0" x 11' 3" (4.88m x 3.43m) Velux window.



DRESSING ROOM: 10' 0" x 9' 0" (3.05m x 2.74m) Velux window.



SHOWER ROOM: Contemporary white suite comprising push button wc. Vanity sink with mixer tap. Fully tiled shower cubicle with thermostatic shower. Ceramic tiled floor. Velux window.



Outside

To front, pebbled driveway and garden in lawn. To the rear, paved patio with raised beds with shrubs. To the side, outside tap.

STORE: 12' 3" x 7' 5" (3.73m x 2.26m) Double doors. Power and light. Rear service door.



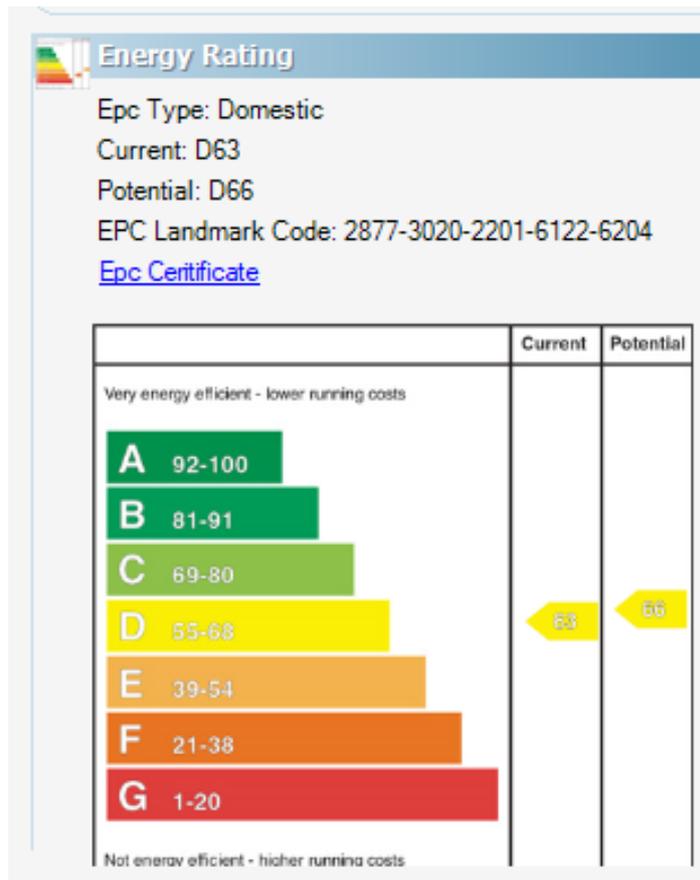


Sizes And Dimensions Are Approximate. Actual May Vary.

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Location:

Travelling countrybound on the Belmont Road, Pembroke is on left hand side just after Strathearn School and before roundabout. No. 25 is on the right hand side.



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 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

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