



Located within the popular Belvoir Park Development this beautifully presented detached offers a unique blend of semi-rural living, while remaining easy commuting distance to many local towns. It is only a short distance from Forestside Shopping Complex, the Lisburn and Ormeau Roads and into Belfast or Lisburn City Centres with an extensive range of amenities close by.

The property is finished with a modern feel and offers excellent family accommodation. The property comprises; spacious entrance hall, lounge with wood burner, open plan modern fitted kitchen with casual dining area and living room with bespoke built in tv unit and shelving. There is a separate utility room and cloakroom/wc. On the first floor, there are four well proportioned double bedrooms, principal room with ensuite shower room and modern bathroom.

Externally there are good-sized rear gardens in lawns with a stone paved patio areas, driveway parking for two cars to the side and front lawns.

We believe that interest will be high thus encourage an early viewing to appreciate this fine home.

Offers Over
£545,000

25 Lady Ishbel Avenue,
Belvoir Park,
BELFAST,
BT8 8FR

Viewing by
appointment
through agent
028 9066 3030



- Detached Four Bedroom Family Home in Popular Belvoir Park Development
- Excellent Level of Specification Throughout with A High Standard of Finish and Homely Feel
- Spacious Entrance Hall
- Lounge with Wood Burning Stove
- Open Plan Modern Fitted Kitchen With Casual Dining Area and Range of Appliances to Living Room with Sliding Door to Rear Garden
- Bespoke Built in Furniture and Butchers Block
- Separate Utility Room and Cloakroom/wc
- Four Well Proportioned Bedrooms, Principal Bedroom with Ensuite Shower Room
- Modern Bathroom
- Gas Heating/ Double Glazed Windows
- Front Gardens in Lawns and Driveway Parking for Two Cars
- Good Sized Enclosed Rear Gardens in Lawns with Stone Paved Patios
- Semi-rural location yet close to an extensive range of amenities & a short drive to the city centre

The Property Comprises:

Ground Floor

Composite front door, double glazed inset to:

RECEPTION HALL: Porcelain tiled floor.

STUDY/PLAYROOM: 11' 6" x 10' 1" (3.51m x 3.07m) Oak engineered wooden floor. Dual aspect windows. Low voltage spotlights.



LIVING ROOM: 16' 2" x 12' 3" (4.93m x 3.73m) Polished limestone surround fireplace, cast iron wood burning stove with stone recess, slate hearth, low voltage spotlights. Dual aspect windows.



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KITCHEN/LIVING/DINING AREA: 26' 5" x 21' 0" (8.05m x 6.4m) (at widest points). Modern fully fitted kitchen with excellent range of high and low level units, quartz stone worktops. Sink and a half stainless steel sink unit, mixer taps. Integrated fridge and freezer, Plumbed for American style fridge/freezer, built-in Neff high level oven and combi microwave. Built-in larder cupboards. Large breakfast island with quartz stone worktops, five ring Neff gas hob, extractor fan above. Built-in breakfast bar, integrated dishwasher, porcelain tiled floor. Open to ample dining and living space. Family area with bespoke built-in TV display unit, double glazed sliding door to rear garden. Storage



UTILITY ROOM: 12' 3" x 5' 7" (3.73m x 1.7m) Porcelain tiled floor, range of low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer taps, concealed gas fired boiler. Double glazed access door to rear garden. Built-in cupboard.

DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin with chrome mixer taps, tiled splashback, porcelain tiled floor, low voltage spotlights, extractor fan.



First Floor

LANDING: Hotpress, built-in shelving. Pressurized water cylinder. Access to roofspace via Slingsby ladder. Fully floored with light.

BEDROOM (1): 15' 8" x 11' 5" (4.78m x 3.48m) (including En Suite). Low voltage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin, tiled splashback, built-in shower cubicle with chrome overhead shower unit, tiled splashback, porcelain tiled floor, extractor fan, low voltage spotlights, chrome heated towel rail.



BEDROOM (2): 13' 3" x 8' 6" (4.04m x 2.59m) Low voltage spotlights.

BEDROOM (3): 13' 5" x 11' 1" (4.09m x 3.38m) Low voltage spotlights, outlook to rear.



BEDROOM (4): 12' 3" x 11' 5" (3.73m x 3.48m) Dual aspect windows.

BATHROOM: White suite comprising low flush wc, floating wash hand basin, chrome heated towel rail, part tiled walls, built-in shower cubicle with chrome over head shower unit, tiled splashback, porcelain tiled floor. Panelled bath with chrome mixer taps, extractor fan.

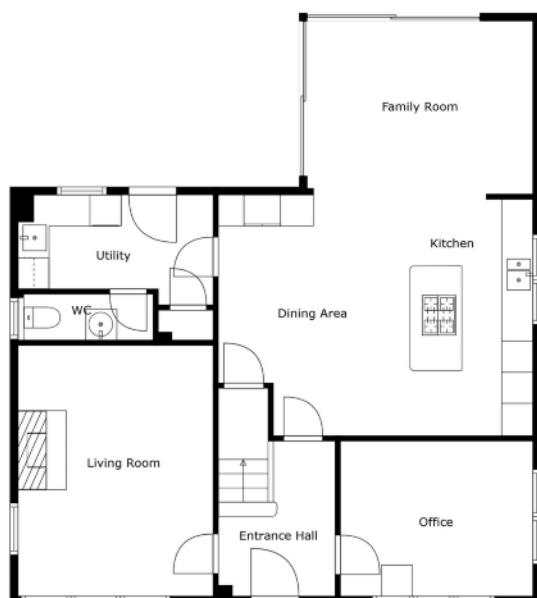


Outside

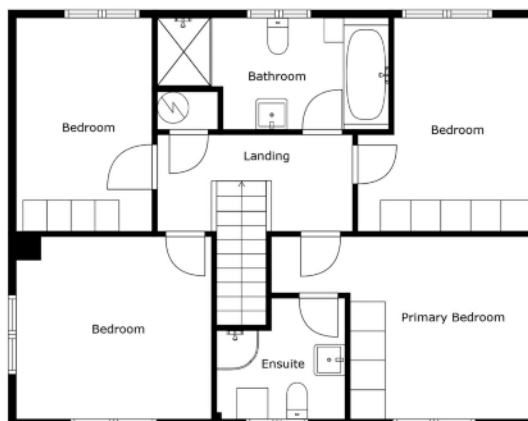
Tarmac driveway with off-street parking. Front garden laid in lawns.

Enclosed rear garden laid in limestone paved patio, lawn with red brick wall. Water tap. Garden shed.





Floor 1



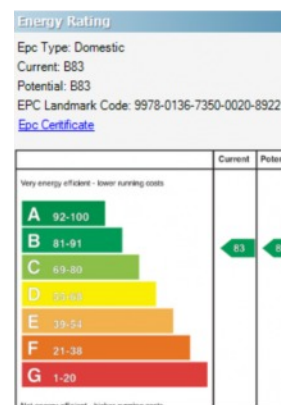
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Milltown Road A55 turn onto Hospital Road & access to the development is on the right hand side before Hospital Road becomes Purdysburn Hill.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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