

TEMPLETON
ROBINSON



31 Balmoral Avenue,
Belfast,
BT9 6NW

Offers Over
£565,000

Viewing by
appointment with
& through agent
028 90 663030



Occupying a good sized site fronting Balmoral Avenue, this handsome semi-detached family home has delightful, south facing walled gardens and excellent parking for four cars to the front.

The property is modern and well finished by the current owners and comprises; entrance hall and cloakroom, two reception rooms, open plan modern fitted kitchen with casual dining area with access to the rear garden. There is also a cloakroom and store room. Upstairs there are four well proportioned

bedrooms, and a main family bathroom.

The gardens are private and south facing to the rear whilst there is excellent parking and turning space at the front.

Convenient location close to many local amenities including; shops, cafes, restaurants and popular schools, local parks and entertainment facilities. Ease of access to the motorway for the commuter.

A well appointed family home in a sought after location.



- Attractive Modern Tudor Style Four Bedroom Semi-Detached in Popular Location
 - Spacious Entrance Hall with Cloaks Area
 - Lounge with Feature Marble Fireplace and Bay Window
 - Good Sized Living Room with Access to Delightful Rear Gardens
- Modern Fitted Kitchen Open Plan to Casual Dining Area and Access to Rear Gardens
 - Cloakroom wc and Store Cupboard
 - Four Well Proportioned Bedrooms
 - Modern Family Bathroom
 - Gas Heating / uPVC Double Glazed Windows
- Gated Driveway Parking to Tarmac Parking for Three or Four Cars
- Enclosed, South Facing, Walled Rear Gardens In Lawns with Hedging, Landscaped Railway Sleeper Beds with Shrubs and Bushes and Extensive Paved Patio
- Desirable Location Close to Leading Schools, Recreational Facilities, all the amenities on the Lisburn Road and Road Networks for the Commuter

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The Property Comprises:

Ground Floor

Hardwood front door and glazing to:

ENTRANCE PORCH: Ceramic tiled floor. Hardwood front door and glazing to:

ENTRANCE HALL: Wood floor, cloakroom, part panelled walls.

LOUNGE: 13' 1" x 11' 9" (3.99m x 3.58m) (at widest points). Marble fireplace with granite inset and hearth, cornice ceiling, picture rail, cornice ceiling.



LIVING ROOM: 17' 7" x 11' 0" (5.36m x 3.35m) Part tiling, wood floor, uPVC doors to rear.



MODERN FITTED KITCHEN: 19' 2" x 17' 8" (5.84m x 5.38m) (at widest points). Range of high and low level units, granite work surfaces and drainer, old Belfast style sink, integrated fridge and freezer, space for range style cooker, glazed extractor fan over, integrated dishwasher, larder cupboard, granite splashback, porcelain tiled floor, integrated washing machine and tumble dryer.



STORE ROOM: 5' 9" x 3' 11" (1.75m x 1.19m) (at widest points). Cloaks cupboard with gas boiler.

CLOAKROOM/WC: Low flush wc, wash hand basin, part panelled walls, ceramic tiled floor, extractor fan, low voltage spotlights.



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First Floor

LANDING: Large airing cupboard, access to roofspace (partially floored).



BEDROOM (1): 16' 7" x 11' 8" (5.05m x 3.56m) (at widest points). Cornice ceiling, ceiling rose.



BEDROOM (2): 11' 7" x 10' 8" (3.53m x 3.25m) Wood floor, cornice ceiling, ceiling rose, part panelled walls.



BEDROOM (3): 10' 9" x 10' 0" (3.28m x 3.05m) Painted floorboards, cornice ceiling, ceiling rose.



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BEDROOM (4): 9' 7" x 7' 9" (2.92m x 2.36m) Sanded and varnished floorboards.



MODERN BATHROOM: 12' 9" x 7' 4" (3.89m x 2.24m) (at widest points). White suite comprising low flush wc, vanity unit with wash hand basin, marble top, free standing bath, fully tiled shower cubicle with drencher shower head, part panelled walls, tiled floor, low voltage spotlights, extractor fan, cornice ceiling.



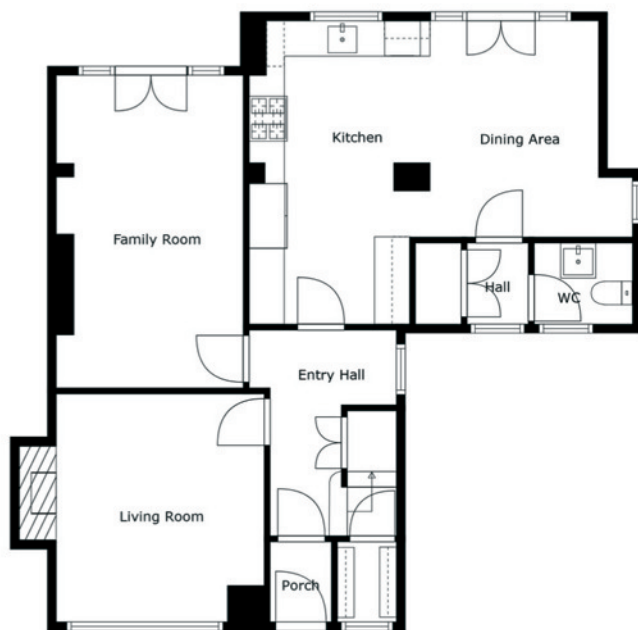
Outside

Entrance wall and gates to parking for 3-4 cars.

Enclosed south facing rear garden in lawns with hedging, landscaped railway sleeper beds with shrubs and bushes, extensive paved patio garden.







Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From The Malone Road driving along Balmoral Avenue the property is on the left hand side towards the bottom immediately after Harberton Park.

Energy Rating

Epc Type: Domestic

Current: D67

Potential: D67

EPC Landmark Code: 0330-2249-8560-2595-6181

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	E7	E7
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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