



An excellent extended detached family home in this prime residential development off the Manse Road in south east Belfast. Conveniently positioned with good access to a range of local schools, the Forestside shopping complex and the Upper Knockbreda dual carriageway.

This fine extended property offers ample family accommodation comprising a living room, family room, garden room and magnificent modern kitchen with dining area.

Upstairs on two floors are six well proportioned bedrooms, the master benefitting from an ensuite shower room and a large family bathroom.

In addition the property benefits from double glazed windows, oil fired central heating, an integral garage and a private enclosed garden with patio and barbeque area to the rear. We can highly recommend an internal inspection.

Offers Over  
£375,000

40 Garland Hill,  
Four Winds,  
Belfast,  
BT8 6YL

Viewing by  
appointment  
through agent  
028 9066 3030



- An Outstanding Detached & Extended Family Home in Prime Residential Development
- Tastefully Presented Throughout, an Internal Inspection is Highly Recommended
- Living Room, Family Room, Garden Room & Dining Area off Kitchen
- Superb Modern Fitted Kitchen & Dining Area
- 6 Bedrooms, 4 on First Floor & 2 on Upper Level
- Master Bedroom Benefits from an Excellent Ensuite Shower Room
- Large Family Bathroom
- Integral Garage
- Private Rear Garden Area with Patio & Barbeque Area
- Oil Fired Central Heating, New Boiler Installed
- Double Glazed Windows

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Ceramic tiled floor.

LIVING ROOM: 18' 5" x 11' 5" (5.61m x 3.48m) Feature sandstone fireplace with raised hearth, dog grate, gas coal effect fire and hardwood mantle.



FAMILY ROOM: 13' 6" x 9' 0" (4.11m x 2.74m)



SUPERB MODERN FITTED KITCHEN WITH DINING AREA: 21' 1" x 9' 7" (6.43m x 2.92m)

Excellent range of modern high and low level units, single drainer stainless steel sink unit with mixer tap, ceramic hob and double oven, built-in breakfast bar, under unit lighting, ceramic tiled floor. Dining area with access door to integral garage.



Double doors to . . .

GARDEN ROOM: 10' 6" x 9' 8" (3.2m x 2.95m) Double glazed windows, ceramic tiled floor.

First Floor

LANDING:



BEDROOM (1): 14' 9" x 11' 5" (4.5m x 3.48m) Extensive range of built-in bedroom furniture incorporating built-in wardrobes, dressing table and drawer unit.

ENSUITE SHOWER ROOM: uPVC wall sheeting and tongue and groove uPVC ceiling, wash hand basin in vanity unit with storage underneath, heated towel rail style radiator, shower cubicle, low voltage spotlights, extractor fan.



BEDROOM (2): 11' 8" x 10' 7" (3.56m x 3.23m) Range of built-in robes.

BEDROOM (3): 10' 9" x 10' 0" (3.28m x 3.05m)



BEDROOM (4): 10' 9" x 9' 6" (3.28m x 2.9m)

BATHROOM: Roll-top bath with mixer tap and telephone hand shower, vanity unit with wash hand basin, separate shower cubicle, low flush wc, heated towel rail style radiator, low voltage spotlights.



## Second Floor

BEDROOM (5): 16' 3" x 10' 7" (4.95m x 3.23m)

BEDROOM (6): 16' 6" x 16' 3" (5.03m x 4.95m)



## Outside

Driveway parking, small front garden area. Private rear garden with mature conifer border, lawn area, paved patio and barbeque area.

INTEGRAL GARAGE: 17' 9" x 10' 9" (5.41m x 3.28m) Metal up and over door, light and power, plumbed for washing machine, oil fired boiler.





**Location:**

Glencregah Road from Upper Knockbreda carriageway, turn right on Manse Road then next right into Garland development.

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](http://www.templetonrobinson.com)

**Energy Rating**

Epc Type: Domestic  
 Current: D60  
 Potential: D65  
 EPC Landmark Code: 0278-0218-2109-6402-5600  
[Epc Certificate](#)

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| <b>A</b> 92-100                             |         |           |
| <b>B</b> 81-91                              |         |           |
| <b>C</b> 69-80                              |         |           |
| <b>D</b> 55-68                              | 60      | 65        |
| <b>E</b> 39-54                              |         |           |
| <b>F</b> 21-38                              |         |           |
| <b>G</b> 1-20                               |         |           |
| Not energy efficient - higher running costs |         |           |

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