



Located within the exclusive Belvoir Park Development this beautifully presented semi-detached home offers a unique blend of semi-rural living, while remaining within Belfast. Only a short distance from an extensive range of amenities, as well as excellent links to main road networks, it makes commuting very convenient.

The property has been finished to a high standard and is beautifully presented throughout. Internally the property comprises; entrance hall with cloaks cupboard, downstairs wc, spacious lounge with wood burner, large open plan modern fitted kitchen to casual dining/living area and utility room. There are patio doors from the kitchen to a delightful south facing garden.

On the first floor there are three well proportioned bedrooms, one with ensuite shower room and modern bathroom. There is a good sized airing cupboard off the landing.

Externally there is a private walled which is beautifully landscaped with stone patio area and lawns and two car parking spaces to the front.

With so much on offer and with such a high level of specification inside and out, we believe that interest will be high thus early viewing is encouraged.

Offers Over
£375,000

1 Ishbel Gardens,
Belvoir Park,
Belfast,
BT8 8FT

Viewing by
appointment
through agent
028 9066 3030



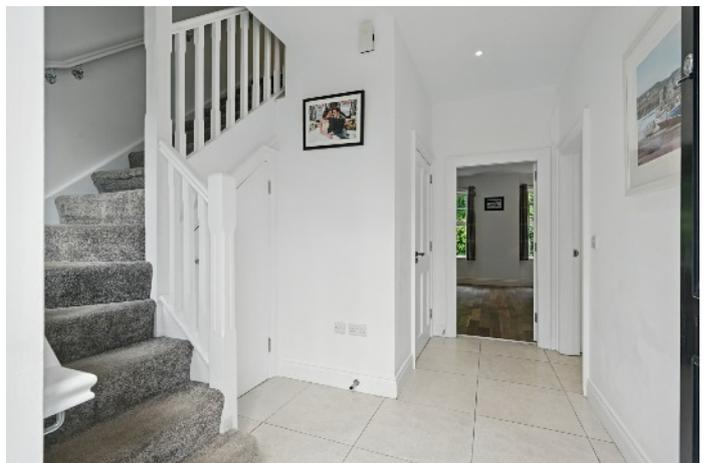
- Beautifully Presented, Three Bedroom Semi-detached in Exclusive Belvoir Park Development
- Entrance Hall with Cloaks Cupboard and Cloakroom/wc
- Spacious Lounge with Wood Burning Stove
- Modern Fitted Kitchen Open Plan to Casual Living and Dining Room with Access to Walled Garden
- Utility Room
- Three Well Proportioned Bedrooms, One with Ensuite Showe Room
- Modern Main Bathroom
- Gas Heating and Double Glazed Windows
- Beautifully Landscaped & South Facing Gardens in Lawns with Beds in Shrubs and Bushes and Stone Paved Patio
- Two Car Parking Spaces
- Semi-rural location yet close to an extensive range of amenities & a short drive to the city centre

The Property Comprises:

Ground Floor

Hardwood front door and glazed fan light to:

ENTRANCE HALL: Ceramic tile floor, under stairs storage.



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

LOUNGE: Wood burning stove, slate hearth, wood floor, low voltage spotlights.



MODERN FITTED KITCHEN/CASUAL DINING AREA: Range of high and low level units, granite work surfaces, integrated Hotpoint dishwasher, integrated fridge/freezer, integrated Neff microwave, integrated oven, island unit with granite work surfaces. Five ring gas hob, granite splashback, stainless steel extractor fan over, pull out bins, ceramic tiled floor, low voltage spotlights. Glazed doors to garden.



UTILITY ROOM: Range of units, wood effect work surfaces, single drainer stainless steel sink unit, gas boiler, ceramic tiled floor, extractor fan, glazed door to rear garden.



First Floor

LANDING: Airing cupboard, low voltage spotlights.

BEDROOM (1): Low voltage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, ceramic tiled floor, low voltage spotlights, extractor fan.



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BEDROOM (2): Low voltage spotlights.



BEDROOM (3): Low voltage spotlights.



LUXURY BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

Enclosed rear gardens in lawns with trees, boundary hedging and stone paved patio area.

Wooden planters with shrubs. Wooden shed. Bin area. Outside light and tap.

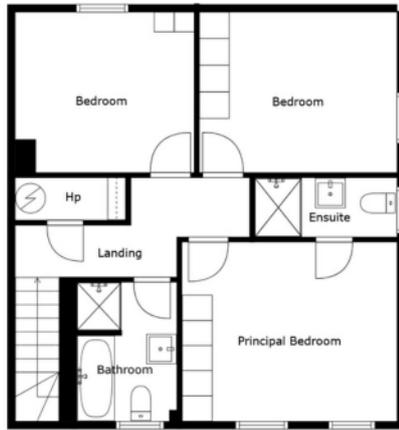


Management Company: Charles White Ltd

Management Fee: £295 per annum.

Telephone 028 9066 3030

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Floor 2



Floor 1

Energy Rating

Epc Type: Domestic

Current: B82

Potential: B82

EPC Landmark Code: 0669-3994-0777-9993-1485

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	82	82
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Location:

Sizes And Dimensions Are Approximate. Actual May Vary.

From the Milltown Road (A55) turn onto Hospital Road, the access to the development is on the right hand side before Hospital Road becomes Purdysburn Hill. Once into the development take the first turn on the right hand side and number one is in front of you.

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