

TEMPLETON  
ROBINSON



33 Harberton Crescent,  
BELFAST,  
BT9 6WU

Offers Over  
£649,950

Viewing by  
appointment with  
& through agent  
028 90 663030



This spacious, recently constructed semi detached property occupies a good sized site with delightful rear gardens which benefit from a garden room / home office.

The property is just off Balmoral Avenue and ia short walk from the Lisburn Road with all the cafes, bars and restaurants it has to offer. It is a few minutes drive from the main motorway networks whether going to north or south and is in easy commuting distance to Belfast city centre.

The property is finished to a high standard and has a lovely, homely feel which offers generous and bright accommodation. It is ideal for a growing family requirements with open plan every day living space plus four good sized bedrooms.

In such a popular location this fabulous home is sure to appeal to many potential buyers thus early viewing is encouraged to appreciate everything it has to offer.



- Spacious, Recently Constructed Four Bedroom Semi-Detached Home in Popular Malone Development
  - Entrance Hall with Cloakroom/wc
    - Delightful Lounge with Feature Gas Fire and Solid Wood Flooring
- Open Plan Modern Fitted Kitchen with Range of Integrated Appliances and Casual Living/Dining Area
  - Utility Room with Walk in Larder
    - Excellent Under Stairs Storage Cupboard
- Four Well Proportioned Bedrooms, Principal Bedroom with Walk in Robe and Ensuite Shower Room
  - Modern Bathroom
    - Super Roofspace Storage Ideal for Conversion, Subject to Permissions
    - Gas Heating (Underfloor on the Ground Floor) / Double Glazed Windows
- Well Landscaped Front Garden in lawn with Trees and Bushes, Private & Enclosed Rear Garden Laid in Grass with Extensive Paved Patio and Brick Garden Room/ Store
  - Side Enclosed Bin Area and Driveway Parking
- Close to Many Leading Schools in the Area, Shops, Restaurants, cafes & a Host of Other Amenities

The Property Comprises:

## Ground Floor

Hardwood front door with glazing and side panels to:

ENTRANCE HALL: Ceramic tiled floor. Cornice ceiling.

CLOAKROOM/WC: Low flush wc, vanity unit and wash hand basin, heated towel rail, ceramic tiled floor, extractor fan.



LOUNGE: 18' 11" x 12' 7" (5.77m x 3.84m) (at widest points). Feature gas fire, wood floor, cornice ceiling, bay window.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING ROOM: 20' 5" x 19' 11" (6.22m x 6.07m) (at widest points). Range of high and low level units, granite work surfaces, granite drainer, integrated fridge/freezer, integrated Bosch ovens x 2, warming drawer, island unit with Bora hob, feature extractor fan. Integrated dishwasher, low voltage spotlights, bluetooth speaker, ceramic tiled floor, patio doors to rear. Cloaks cupboard.



UTILITY ROOM: 9' 7" x 5' 9" (2.92m x 1.75m)

Range of high and low level units, work surfaces, plumbed for washing machine, space for TV. Gas boiler, larder cupboard, ceramic tiled floor, extractor fan. Hardwood door to rear.



## First Floor

LANDING: Access to floored roofspace, window, airing cupboard.



PRINCIPAL BEDROOM: 13' 10" x 13' 1" (4.22m x 3.99m) (at widest points).

WALK-IN ROBE:

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



BEDROOM (2): 15' 2" x 13' 4" (4.62m x 4.06m) (at widest points).

BEDROOM (3): 11' 1" x 10' 8" (3.38m x 3.25m) (at widest points).



BEDROOM (4): 9' 11" x 8' 9" (3.02m x 2.67m)

MODERN BATHROOM: White suite comprising low flush wc, inset bath, vanity unit and wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, heated towel rail.



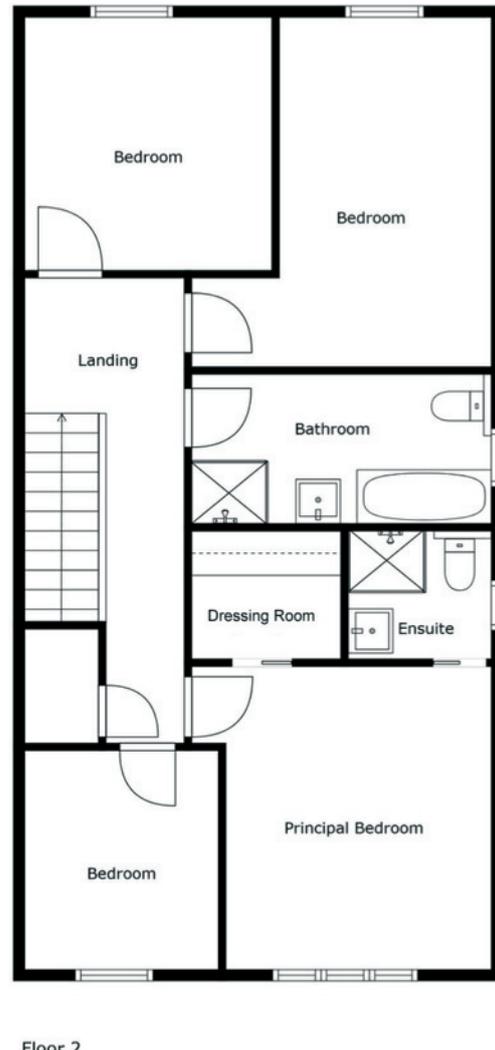
## Outside

Front garden in lawns with beds, bushes and cherry blossom trees.

Delightful enclosed rear gardens in lawns with boundary fencing and paved patio/barbeque area.

GARDEN ROOM/STORE: 9' 11" x 9' 1" (3.02m x 2.77m) Laminate wooden floor, low voltage spotlights, power and light, radiator.





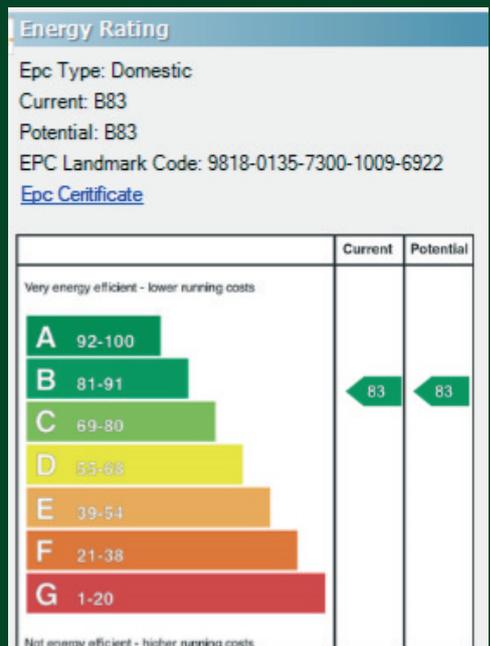
Sizes And Dimensions Are Approximate. Actual May Vary.

**Location:**

From Balmoral Avenue heading up to the Malone Road, turn onto Harberton Park and then into the new Harberton Development and right into Harberton Crescent.

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

www.templetonrobinson.com



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