



This detached family home is located in an established and sought residential location, at the end of a quiet cul de sac. Making an ideal position for families or downsizers alike.

Briefly the accommodation comprises; bright entrance hall, good sized living room with doors into dining room, recently installed modern kitchen and access to the rear garden. On the first floor, there are three well proportioned bedrooms and contemporary shower room.

Externally the property benefits from front and back gardens and driveway parking leading to garage which has utility space and wiring for a car charger.

There are many amenities close by including schools, shops and excellent transport links, we would recommend early viewing.

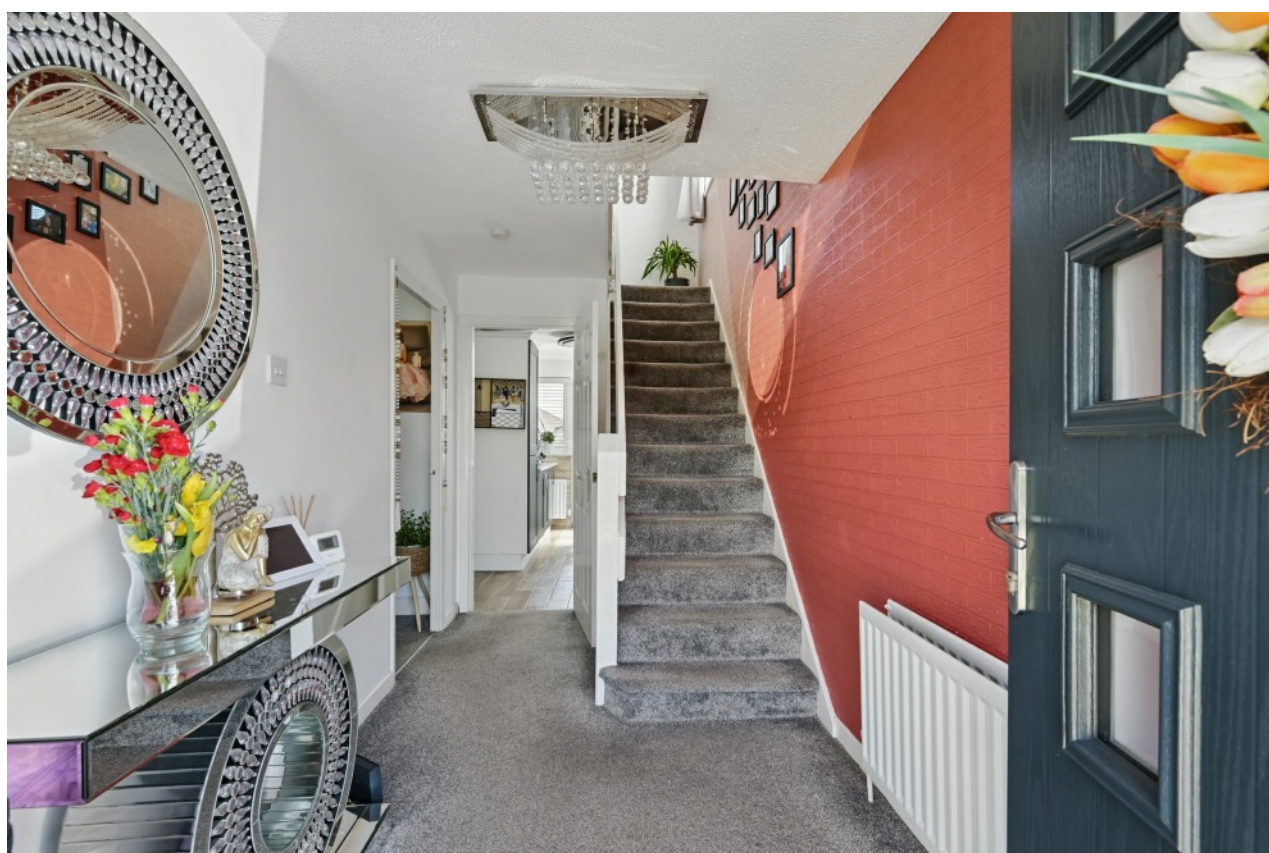
Offers Over  
£279,950

47 Katrine Park,  
BELFAST,  
BT10 0HT

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Viewing by  
appointment  
through agent  
028 9066 3030

- Three Bedroom Detached Family Home in Ideal Residential Location Close to Many Amenities
- Entrance Hall with Under Stairs Storage
- Living Room with Doors to Dining Room
- Recently Fitted Modern Kitchen
- Three Well Proportioned Bedrooms
- Contemporary Shower Room
- Wooden floored roofspace providing ample storage
- Front and Rear Gardens in Lawns with Beds and Patio Area
- Driveway Parking to Detached Garage
- Quiet Cul-De-Sac Location Yet Host of Amenities in Upper Malone & Finaghy Close By Including; Schools, Shops, Cafes and Restaurants and Easy Commuting Distance into Belfast and Lisburn Cities
- Ideal for Wide Range of Buyers Including First Time Buyers, Young Professionals & Families



The Property Comprises:

#### Ground Floor

uPVC front door with glazed inset and panels to:

SPACIOUS RECEPTION HALL: Under stairs storage.



LIVING ROOM: 13' 0" x 9' 9" (3.96m x 2.97m) Electric fire, glazed door and panels to:



DINING ROOM: 12' 0" x 9' 0" (3.66m x 2.74m) Wood and glazed display cabinet, uPVC patio door to rear garden.



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MODERN KITCHEN: 12' 0" x 7' 0" (3.66m x 2.13m) Modern fitted kitchen with range of units, five ring gas hob, Rangemaster extractor hood, electric oven, stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, quartz work surfaces, tiled splashback, wood effect laminate tiled floor, uPVC door to rear.



First Floor

LANDING: Access to floored roofspace.

BEDROOM (1): 13' 0" x 9' 7" (3.96m x 2.92m) Built-in extensive wardrobe with mirror fronted sliding doors.





BEDROOM (2): 9' 11" x 9' 0" (3.02m x 2.74m) Double bedroom.



BEDROOM (3): 9' 11" x 6' 8" (3.02m x 2.03m) Built-in robe.



SHOWER ROOM: Modern suite comprising deluxe shower unit with steam and music facility, low flush wc, sink unit with vanity unit below, heated towel rail, tiled splashback.





## Outside

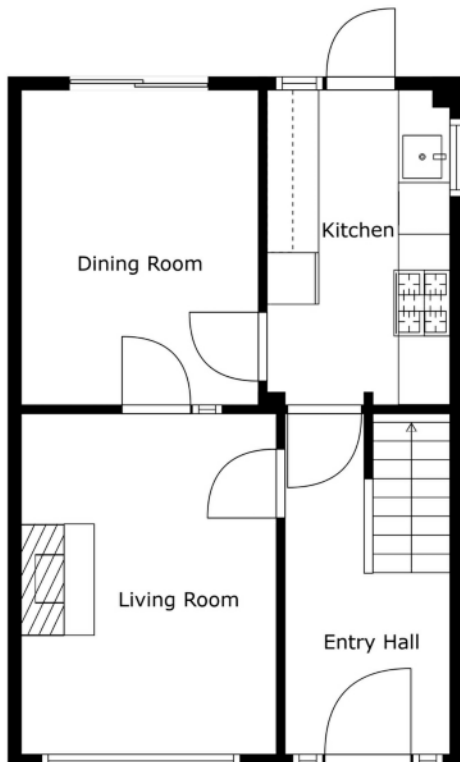
DETACHED GARAGE: Power and light, up and over door, utility area plumbed for washing machine, space for tumble dryer, sink unit and storage.

FRONT: Front garden in lawn with shrubs. Driveway parking leading to garage. Wire for car charger.

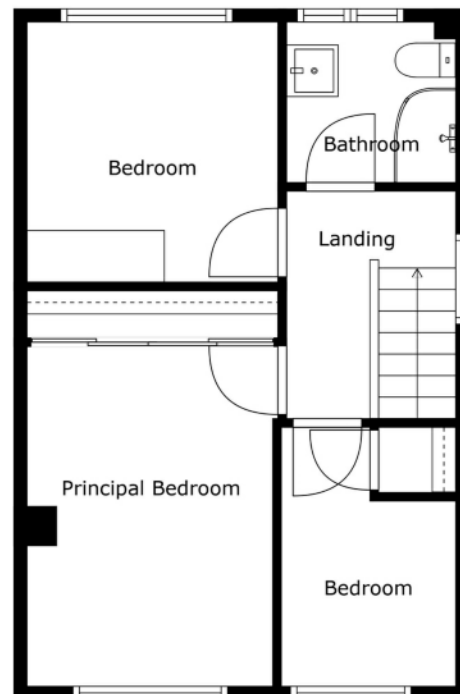
REAR: Lawn and patio area.







Floor 1



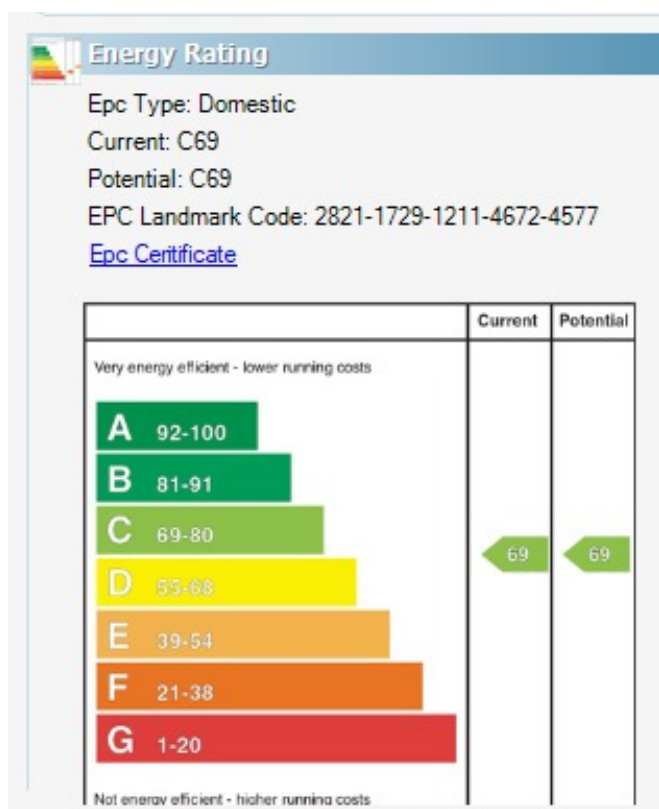
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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## Location:

Turn off Finaghy Road South into Trossachs Drive and Katrine Park is a short distance on the right hand side.



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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