



This attractive detached property will no doubt have wide ranging appeal, offering a rare opportunity to purchase a fantastic family home positioned on a delightful, mature site in a most sought after and prime location. The property offers well-proportioned accommodation which has been well-maintained by its present owners.

It comprises of two bright, spacious reception rooms; fitted kitchen with good range of high and low level units, downstairs wc, four well proportioned bedrooms; one with ensuite shower room, home office and a large family bathroom with white suite. The property is perfectly complemented by a privately enclosed rear garden with mature shrubs and borders including paved patio area, adjoining garage with utility and ample driveway parking. This is a great opportunity to purchase a quality home which offers so much potential. Early viewing is highly recommended.

Offers Over
£409,950

107 Galwally Avenue,
BELFAST,
BT8 7AJ

Viewing by
appointment
through agent
028 9066 3030

- Superb detached family home in a prime residential location
- Two bright, spacious reception rooms; one with open fire
- Fully fitted kitchen with good range of high and low level units
- Downstairs WC
- Four well proportioned bedrooms; one with ensuite shower room
- Floored roospace with Slingsby ladder access and study area
- Beautiful privately enclosed rear garden with mature shrubs and borders, paved patio area
- Adjoining garage with utility area, light and power
- Ample driveway parking to the front
- Fantastic opportunity to add your own stamp to a quality home in a sought after location



The Property Comprises:

Ground Floor

Hardwood front door to . . .

HALLWAY: Tiled flooring.

LIVING ROOM: 21' 2" x 12' 0" (6.45m x 3.66m) Feature fireplace with marble surround and granite hearth with electric inset, carpeted.



LOUNGE: 14' 4" x 11' 2" (4.37m x 3.4m) Feature fireplace with hardwood surround, tiled hearth and open fire, carpeted, sliding patio door.



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KITCHEN: 13' 10" x 9' 4" (4.22m x 2.84m) Range of high and low level units, stainless steel sink with mixer tap, granite work surfaces, tiled flooring, part tiled walls.



DOWNSTAIRS W.C: Low flush wc, pedestal wash hand basin, fully tiled, chrome heated towel rail.

First Floor

LANDING: Shelved hotpress cupboard. Access to Roofspace.



BEDROOM (1): 13' 8" x 9' 5" (4.17m x 2.87m) Carpeted.

ENSUITE SHOWER ROOM: Comprising low flush wc, wash hand basin, walk-in corner shower cubicle, fully tiled, chrome heated towel rail.



BEDROOM (2): 11' 10" x 11' 2" (3.61m x 3.4m) Built-in wardrobe, carpeted.



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BEDROOM (3): 11' 3" x 11' 1" (3.43m x 3.38m) Built-in wardrobe, carpeted.



BEDROOM (4): 11' 10" x 7' 6" (3.61m x 2.29m) Laminate wood effect flooring, built-in wardrobe.



BATHROOM: Low flush wc, wash hand basin, walk-in shower cubicle, fully tiled, mirrored vanity unit.

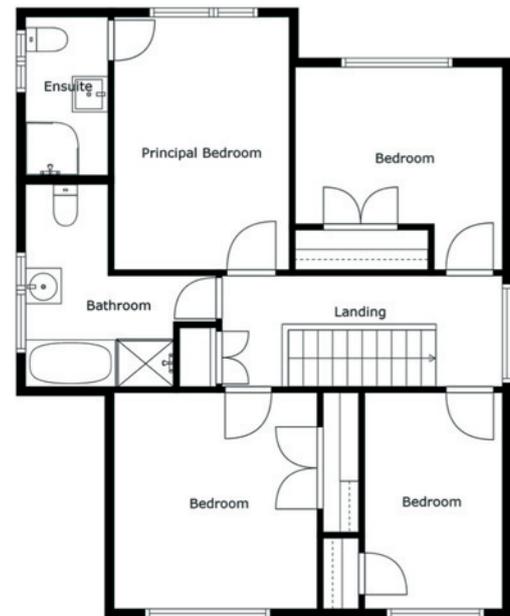


FLOORED ROOFSPACE: 18' 6" x 8' 9" (5.64m x 2.67m) Study area, two velux window, light and power.

Outside

ATTACHED GARAGE 21' 5" x 10' 10" (6.53m x 3.3m) Up and over door, light and power, utility area plumbed for washing machine, stainless steel sink with mixer tap.



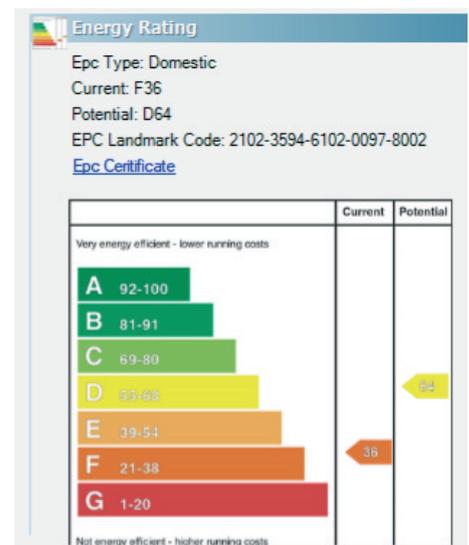


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Ormeau Road to traffic lights at Upper Galwally/Forestsideside
turn right then right again to Galwally Avenue.

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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