



## 4 Balmoral Park Gardens, Belfast, BT10 0FA

**Price Guide £325,000**

Balmoral Park Gardens, located just off the Upper Lisburn Road, is an exclusive development of Georgian style homes constructed in 2017. No. 4, is a beautifully presented end townhouse with accommodation comprising reception hall, lounge, contemporary kitchen with range of integrated appliances open plan to dining with double doors to garden, cloakroom, three bedrooms (master with en-suite) and family bathroom. Outside there is an enclosed rear garden in lawn with patio area and parking to front for two cars. Gas fired central heating and PVC double glazing are both in place. This popular development is within easy reach to a host of amenities including leading schools, excellent transport links and the shops, restaurants and bars of the Lisburn Road. We expect strong interest from a range of prospective purchasers including first time buyers, families or indeed those downsizing.

- Beautifully Presented End Terrace Home In A Much Sought After Development
- Contemporary Fitted Kitchen Open Plan To Dining
- Ground Floor W.C
- Gas Fired Central Heating / PVC Double Glazing
- Two Allocated Parking Spaces To Front
- Three Excellent Bedrooms (Master With En-suite)
- Spacious Lounge With Feature Gas Fire
- Luxury Fitted Bathroom Suite With Bath & Walk In Shower
- Enclosed Rear Patio Garden With South / Westerly Facing Aspect
- Suitable For A Range Of Prospective Purchasers

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Composite front door.

**RECEPTION HALL**

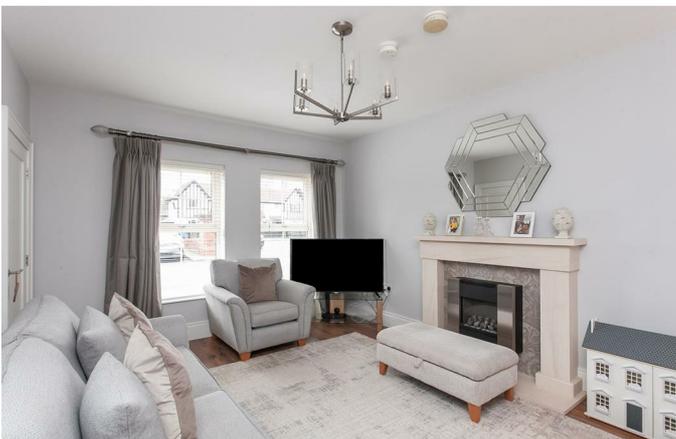


Herringbone tiled floor. Storage under stairs.

**LOUNGE 15'5" x 11'5" (4.7 x 3.5)**



Laminate wood floor, feature fireplace with gas fire.



**KITCHEN / DINING 18'0" x 14'1" (5.5 x 4.3)**



Excellent range of high and low level units, single drainer 1.5 stainless steel sink unit with mixer tap, integrated appliances to include dishwasher, fridge / freezer, 4 ring gas hob with oven, extractor fan, breakfast bar. Double doors to garden. Herringbone tiled floor. Utility cupboard which is plumbed for washing machine.



**CLOAKROOM**

Low flush W.C, pedestal wash hand basin.

## ON THE FIRST FLOOR

Access to roof space via slingsby ladder.

### BEDROOM ONE



### BEDROOM THREE



### ENSUITE



Contemporary white suite comprising fully tiled shower cubicle, low flush W.C, wash hand basin with vanity unit, ceramic tiled floor, chrome towel radiator.

### BATHROOM



Luxury suite comprising bath with waterfall tap, fully tiled shower cubicle, low flush W.C, wash hand basin with vanity unit below, illuminated wall mirror. Ceramic tiled floor. Chrome towel radiator.

### BEDROOM TWO



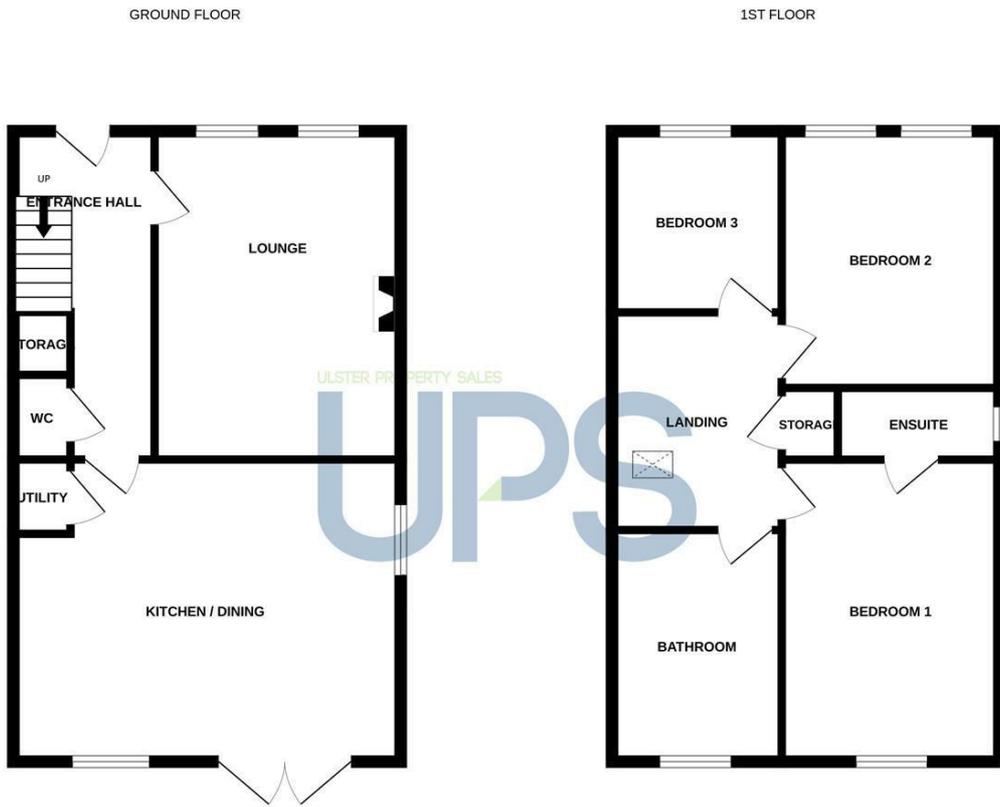
Built in mirrored sliding robes.

### OUTSIDE



South Westerly facing enclosed paved patio garden to rear. Outside water tap & socket. Side gate. Two allocated parking spaces to front.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



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