

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 BARNOAK LANE, 63 BARNETTS ROAD,  
BELFAST, BT5 7GW**

**OFFERS OVER £349,950**



A beautifully presented, modern build, semi-detached property, situated on a private lane within walking distance of Stormont Estate, and offering superb family accommodation with South facing garden.

Comprising of entrance hall leading to generous lounge with attractive fireplace, including gas fire, and laminate wood strip flooring. Superb kitchen comprising of luxury range of units, and large breakfast bar with Quartz worktops. Range of integrated appliances, recessed spotlighting, and ceramic tiled flooring, open to bright spacious sun room, overlooking private garden with lawn. The ground floor further benefits from an attractive toilet suite off entrance hall, comprising of modern white suite and luxury tiling. Utility room off kitchen, including range of units, space for washing machine, and partly tiled walls and floor.

The first floor offers three well proportioned bedrooms, all including laminate wood strip flooring. The master bedroom also includes double doors to balcony, and luxury en-suite shower room with fully tiled walls and flooring, and underfloor heating. The second floor includes a generous fourth bedroom, and separate luggage room offering additional storage space, both with laminate wood strip flooring.

The outside offers a spacious driveway to front, enough for two cars, and private South facing garden to rear including well maintained lawn, patio area, trees, shrubs and garden shed. Situated on a private lane, and only one of five homes, this fantastic property will suit a variety of buyers wanting modern, luxury, generous accommodation on the much sought after Barnetts Road, close to the Glider bus route into Belfast city centre, and the leafy walks of Stormont Estate. Rarely does a house so well presented come to the market, view now to avoid disappointment.



## Key Features

- Stunning Semi-Detached Property In A Private Cul-De-Sac Location
- Luxury Kitchen With Quartz Worktops And Integrated Appliances
- Four Bedrooms, Master With En-Suite Shower Room
- Landscaped South Facing Garden To Rear With Patio Area And Shed
- Generous Lounge With Gas Fire And Laminate Wood Strip Flooring
- Downstairs WC, Utility Room And Sun Room Overlooking Garden
- Gas Fired Central Heating And UPVC Double Glazed Windows
- Convenient Location On The Popular Barnetts Road, Close To Local Amenities



### Accommodation Comprises

#### Entrance Hall

Laminate wood strip flooring.

#### Ground Floor WC

Modern white suite comprising vanity unit with mixer tap and low flush WC. Part tiled walls. Ceramic tiled flooring. Extractor fan.

#### Lounge

15'7 x 12'3

(Into bay) Attractive fireplace with living flame gas fire and granite hearth, recessed spotlighting, laminate wood strip flooring.

#### Kitchen

16'6" x 11'6"

Luxury range of high and low level units with Quartz work surfaces and single drainer inset stainless steel sink unit with mixer tap, built-in double under oven, gas hob, stainless steel extractor hood, integrated fridge/freezer, integrated dishwasher, breakfast island with Quartz work surface, part tiled walls, ceramic tiled flooring, recessed spotlighting. Open to:

#### Sun Room

11'4 x 7'8

Fully tiled flooring, recessed spotlighting, double doors to patio.

#### Utility Room

6'4 x 5'8

Range of high and low level units with single drainer stainless steel sink unit, plumbed for washing machine, part tiled walls, fully tiled flooring.

#### First Floor

##### Landing

Hotpress.

##### Bedroom 1

13'2 x 12'6

Laminate wood strip flooring, doors to balcony.

##### En-Suite

Luxury white suite comprising built-in shower cubicle with rainfall shower and handheld shower, sliding shower door and wash hand basin with mixer tap, low flush WC, fully tiled walls, ceramic tiled flooring, chrome radiator, illuminated mirror, recessed spotlighting, extractor fan.

##### Bedroom 2

12'0 x 8'8

Laminate wood strip flooring.

##### Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in shower and shower screen, pedestal wash hand basin with mixer tap, and low flush WC. Chrome radiator, illuminated mirror, fully tiled walls, ceramic tiled flooring, extractor fan.

##### Bedroom 3

9'0 x 7'3

Laminate wood strip flooring.

### Second Floor

#### Landing

##### Bedroom 4

16'6 x 10'7

Built-in cupboard, laminate wood strip flooring.

##### Luggage Room

Laminate wood strip flooring. Eave storage with gas fired boiler.

#### Outside

Paved driveway to front for 2 cars. Private enclosed South West facing garden to the rear with lawn, patio area, trees, shrubs and garden shed.













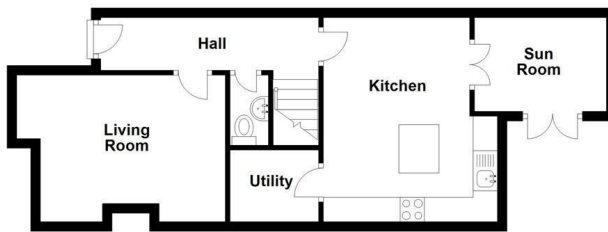




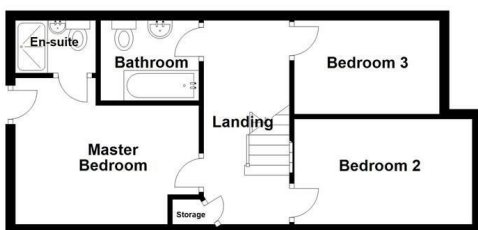




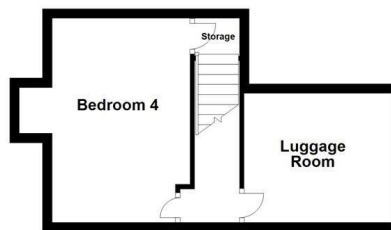
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

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

Questions you may have. Which mortgage would suit me best?

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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