



Situated in an exclusive, small development, just off Balmoral Avenue, this fabulous, detached home is most convenient to a diverse array of amenities including excellent schools, transport links, sporting facilities and many tempting bistros and bar-restaurants. Accessed via secure, electric gates the development offers a homely, welcoming feel.

The accommodation is beautifully presented by the current owners and comprises; entrance hall with cloakroom/wc, the open plan lounge and dining room offers light and a feeling of space. The modern kitchen with integrated appliances and casual living and dining space opens onto a delightful, well landscaped rear garden. There is a separate utility room.

On the first floor, there is a spacious landing with four well proportioned bedrooms, one with ensuite and modern bathroom.

Externally there is excellent driveway parking and cheerful front gardens which offers lawns, hedging and trees. With nothing to do but move in and enjoy we recommend an internal appraisal at your earliest convenience.

Offers Around
£597,500

70 Balmoral Avenue,
BELFAST,
BT9 6NY

Viewing by
appointment
through agent
028 9066 3030



- Modern Detached Home in Exclusive Gated Development with Corner Site and Delightful Gardens
- Entrance Hall with Cloakroom wc
- Open Plan Lounge and Dining Room Offering Feeling of Space and Light
- Modern Fitted Kitchen with Range of Integrated Appliances and Casual Living/Dining Room
- Separate Utility Room
- Four Well Proportioned Bedrooms, One with Ensuite Shower
- Modern Bathroom
- Gas heating / Double Glazed Windows
- Secure, Electric Gates to Brick Paviour Parking for Several Cars
- Delightful, Landscaped Gardens to the Front and Rear with Patio Area
- Excellent Location for the Commuter, Close to Many Amenities Including; Shops, Cafes, Restaurants and Public Transport

The Property Comprises:

Ground Floor

Composite front door with glazing to . . .



ENTRANCE HALL: Ceramic tiled floor, radiator cover, understairs storage.



CLOAKROOM/WC: White suite comprising low flush wc, wash hand basin, ceramic tiled floor, heated towel rail, cornice ceiling, extractor fan.

Hall open plan to . . .

LOUNGE OPEN PLAN TO DINING ROOM: 27' 7" x 11' 9" (8.41m x 3.58m) Painted fireplace with granite inset and hearth, gas coal effect fire, cornice ceiling, ceiling rose, radiator cover.





MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING ROOM: 25' 8" x 10' 11" (7.82m x 3.33m) (at widest points). Range of high and low level units, quartz work surfaces, gas hob with extractor fan over, integrated fridge freezer, integrated Nordmande microwave oven and Neff oven, island unit with stainless steel sink unit, quartz work surfaces, breakfast bar, Nordmande dishwasher, part tiled walls, ceramic tiled floor, low voltage spotlights, cornice ceiling, sliding door to rear.





UTILITY ROOM: 5' 5" x 5' 4" (1.65m x 1.63m) Range of high and low level units, work surfaces, plumbed for washing machine, space for tumble dryer, gas fired boiler, ceramic tiled floor, extractor fan.



First Floor

LANDING: Cornice ceiling, radiator cover, access to partially floored roofspace.

BEDROOM (1): 13' 6" x 10' 0" (4.11m x 3.05m)



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, heated towel rail.



BEDROOM (2): 13' 3" x 11' 10" (4.04m x 3.61m)



BEDROOM (3): 11' 4" x 11' 3" (3.45m x 3.43m)



BEDROOM (4): 14' 0" x 11' 4" (4.27m x 3.45m)



MODERN BATHROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, panelled bath with hand shower over, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



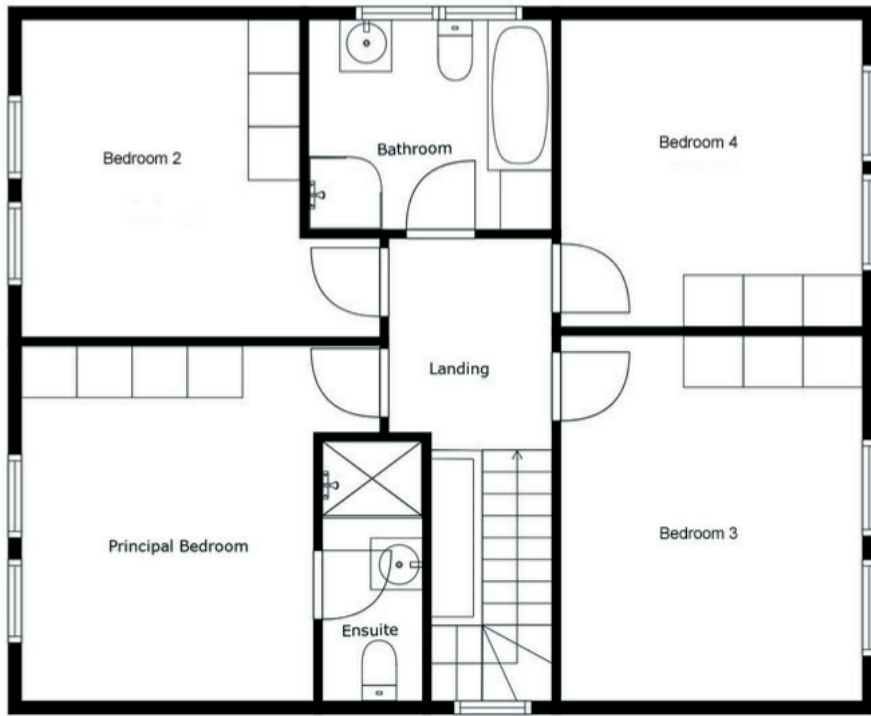
Outside

Electric gates to paved, extended driveway with parking for three cars. Beautifully landscaped gardens in lawns with bushes, specimen trees and painted boundary fencing. Private and enclosed rear gardens which are beautifully landscaped with lawns, beds in shrubs and bushes, boundary brick wall and fencing, extensive paved patio area.



Telephone 028 9066 3030
www.templetonrobinson.com



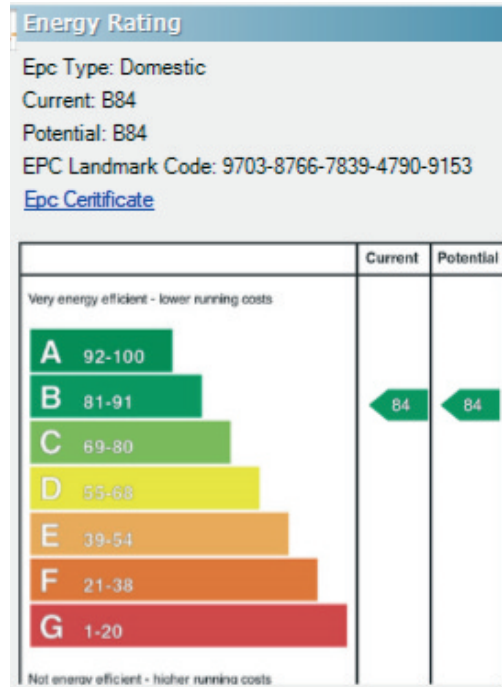


Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

From the Lisburn Road turn left onto Balmoral Avenue and number 70 is on the left hand side.

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

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