

TEMPLETON
ROBINSON



18 Royal Oaks,
Belfast,
BT8 6YX

Offers Over
£550,000

Viewing by
appointment with
& through agent
028 90 663030

This beautifully presented detached family home occupies an excellent corner situation tucked away in a quiet cul de sac within this sought after development whilst at the same time being extremely convenient to a host of amenities including Forestside Shopping Centre, leading schools with the local primary school virtually on one's doorstep and only a short walk to Cairnshill Park and Ride.

The property has been extended and upgraded throughout offering generous well-proportioned accommodation that is further enhanced by the many fine features both internally and externally which overall is ideal to cater for all of those modern day family living requirements.

This fine home has so much and more to offer in the way of location and accommodation, thus it will have wide ranging appeal with early viewing essential.



- Fabulous, detached family home with well finished bright and generous accommodation throughout
- Luxury fitted kitchen, separate utility room and open plan to living/dining room
- Generous reception room with gas open fire; Home office with outlook to front
- Spacious principal bedroom with built in mirror robes and en suite shower room
 - Four further bedrooms one with walk in wardrobe and en suite facilities complimenting the modern family bathroom
- Ample driveway parking with electric car charger
- Large storage shed with solar heating system; Front and enclosed rear gardens

The Property Comprises:

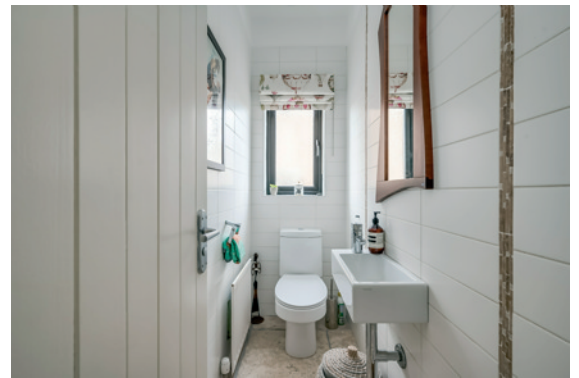
Ground Floor

PVC front door with glazed side lights to:

RECEPTION HALL: Travertine natural stone floor. Minstrel gallery, Velux window.



DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps, fully tiled walls, stone tiled floor. Cloaks area and storage under stairs.



LIVING ROOM: 18' 8" x 11' 4" (5.69m x 3.45m) (Measurements into bay window). Stone surround fireplace with granite inset and hearth, gas coal effect fire. Mature outlook to front, cornice ceiling, ceiling rose. Double doors through to kitchen/dining area.



STUDY: 10' 7" x 7' 7" (3.23m x 2.31m) Outlook to front.



KITCHEN/LIVING/DINING AREA: 31' 1" x 15' 2" (9.47m x 4.62m) (at widest points). Hand painted fully fitted kitchen with range of high and low level units with granite worktops, space for Rangemaster cooker, integrated dishwasher, stainless steel splashback, extractor fan above. Travertine natural stone floor, plumbed for American style fridge freezer, wine rack. Large larder cupboard. Breakfast island with granite worktops, double Belfast sink unit, chrome mixer taps. Pull-out electric sockets, low voltage spotlights. Open to ample dining and living area. PVC double glazed French doors to rear garden. Cast iron wood burning stove with tiled hearth.





UTILITY ROOM: 10' 7" x 5' 1" (3.23m x 1.55m) Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit, plumbed for washing machine, PVC double glazed access door to side. Natural stone tiled floor.

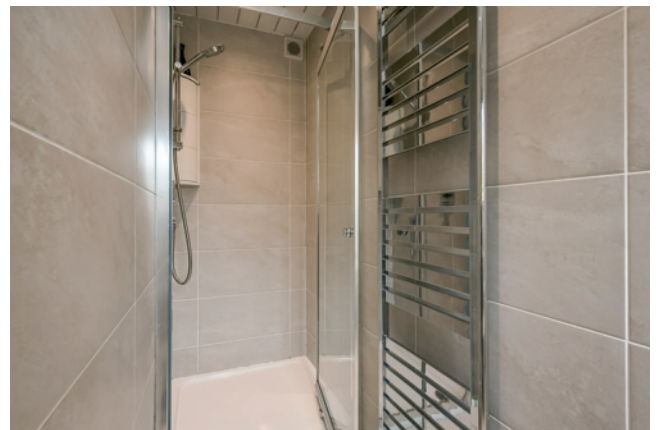


First Floor

LANDING: Hotpress with pressurized water cylinder, built-in shelving.



PRINCIPAL BEDROOM: 14' 2" x 10' 6" (4.32m x 3.2m) Dual aspect windows. Built-in robes with mirror sliding doors, low voltage spotlights.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer taps, built-in shower cubicle, chrome heated towel rail. PVC tongue and groove ceiling, low voltage spotlights, porcelain tiled floor. Fully tiled walls, extractor fan.

BEDROOM (2): 12' 8" x 8' 7" (3.86m x 2.62m) Extensive wall-to-wall range of built-in robes with mirror fronted sliding doors, low voltage spotlights.

BEDROOM (3): 12' 2" x 10' 6" (3.71m x 3.2m) Built-in robes with mirror fronted sliding doors.

BEDROOM (4): 13' 7" x 11' 5" (4.14m x 3.48m) Built-in robes with mirror fronted sliding doors.
Outlook to front.



Second Floor

LANDING: Storage into eaves.

BEDROOM (5): 10' 8" x 10' 7" (3.25m x 3.23m) Velux window.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin, tiled splashback, chrome mixer taps, built-in shower cubicle with PVC panelled splashback, extractor fan, polished porcelain tiled floor, Velux window. Storage into eaves.

BEDROOM (6)/WALK-IN DRESSING ROOM: 11' 5" x 10' 4" (3.48m x 3.15m) Velux window.
Storage into eaves.



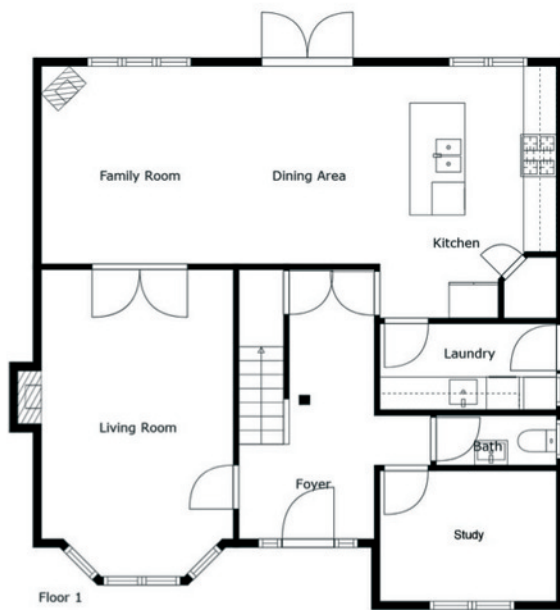
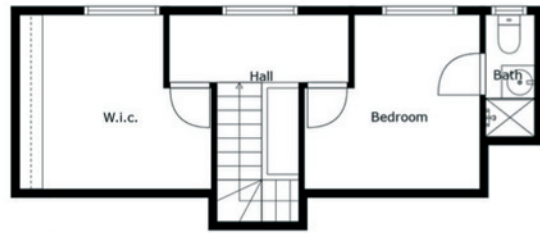
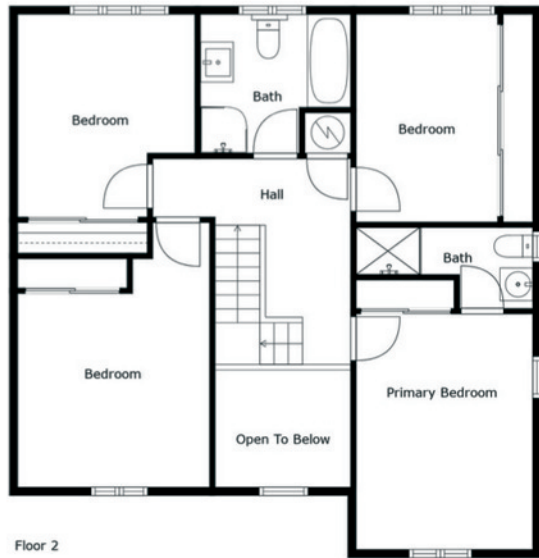
Outside

Tarmac driveway with ample parking. Front garden laid in lawns, flowerbeds and shrubs. Enclosed rear garden with extensive raised timber decking ideal for barbecuing and outdoor entertaining with excellent degree of privacy. Lawn, mature trees, shrubs, flowerbeds. Outdoor electric socket, water tap.

LARGE STORAGE SHED: 27' 4" x 9' 1" (8.33m x 2.77m) Light and power. Solar panel heating system for electric and heat.

PVC soffit and fascia boards.





Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

Epc Type: Domestic
 Current: C79
 Potential: C80
 EPC Landmark Code: 2060-7905-2140-3503-2805
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	79	80
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Location:

Purdysburn Road from Saintfield Road, pass Park and Ride facility and Purdysburn Road is next on the left.

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

www.templetonrobinson.com



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