



Originally constructed circa 1922, this charming red brick semi detached home has been well looked after by its current owner.

Beautifully presented throughout, there is little for a purchaser to do except move in. As soon as you enter the reception hall you get a feeling of the warmth and character this fantastic home provides.

The well-appointed, open plan kitchen along with a breakfast bar, is large enough to incorporate both dining and sitting areas. It is therefore an ideal focal point for modern living.

Close to some of the Province's leading schools, excellent local amenities in Cherryvalley, Kings Square and Ballyhackamore are also within easy reach.

It is only upon internal inspection that one can appreciate all this superb home has to offer.

Offers Around
£325,000

50 Cherryvalley Gardens,
BELFAST,
BT5 6PQ

Viewing by
appointment with
& through agent
028 9065 0000



- Immaculate, Semi-Detached Home in Popular Location
- Finished to a High Standard Throughout
- Three Well-Proportioned Bedrooms
- Modern Kitchen, Open to Living & Dining Area
- Separate Living Room
- Downstairs W.C / Cloaks Area
- Family Shower Room on First Floor
- GFCH / uPVC Double Glazing Throughout
- Driveway Parking to Front
- Enclosed Rear Garden with Sunny Aspect
- Walking Distance to Shops at Cherryvalley and Kings Square
- Excellent Transport Links to Belfast & Dundonald

The Property Comprises:

Ground Floor

Wooden front door to:

ENTRANCE HALL: Solid wooden flooring. Understair storage. Electric cupboard.



LIVING ROOM: 11' 6" x 10' 7" (3.50m x 3.22m) Solid wooden floor.



DOWNSTAIRS W.C.: Dual flush W.C. Wash hand basin. Solid wooden floor. Storage cupboard.

Telephone 028 9065 0000
www.templetonrobinson.com

KITCHEN/DINING/LIVING: 24' 7" x 13' 5" (7.49m x 4.09m) Countrystyle modern range of high and low level units with granite worktops. Belfast sink with chrome mixer taps. Space for Rangemaster cooker. Extractor fan with canopy above. Integrates dishwasher. Space for american style fridge/freezer and built-in larder cupboards to side. Built-in glazed display units. Built-in wine rack, Built-in wine cooler. Breakfast bar area with granite worktop. Polished porcelain tiled floor. Feature vertical radiator. uPVC door to rear. Open to ample living and dining space. Feature fireplace with wooden surround. Low voltage spotlights.



First Floor

LANDING: Built-in storage cupboard, plumbed for washing machine, light and power. Access to roofspace via Slingsby ladder.



PRINCIPAL BEDROOM 15' 1" x 11' 1" (4.59m x 3.37m) Wood effect flooring. Outlook to front.



BEDROOM (2): 11' 10" x 11' 6" (3.61m x 3.50m) Wood effect flooring. Built-in wardrobe space. Outlook to front.



BEDROOM (3): 10' 10" x 8' 7" (3.29m x 2.62m) Wood effect flooring. Outlook to rear.



SHOWER ROOM: White suite comprising; low flush W.C. Pedestal wash hand basin with chrome mixer taps, walk-in shower cubicle with chrome overhead shower unit, additional attachment. Fully tiled walls. Chrome heated towel rail, polished porcelain tiled floor. Extractor fan.



Outside

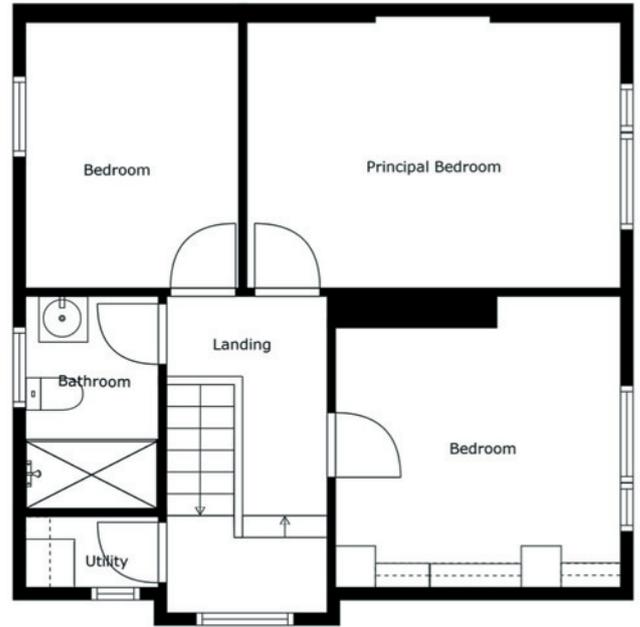
Front: Tarmac driveway parking for multiple vehicles.

Rear: Enclosed rear garden laid in lawn with sunny aspect. Additional deck area. Additional patio area. Outside light + tap.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling along the Kings Road, country-bound, turn right at the traffic lights onto the Gilnahirk Road. Take the second right onto Cherryvalley Gardens.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

Energy Rating

Epc Type: Domestic

Current: D66

Potential: D67

EPC Landmark Code: 0500-9574-2102-0027-8506

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	65	67
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.