



This beautifully presented semi detached family home is one of only five homes located on a private lane just off leafy Belmont Road.

Featuring well-proportioned accommodation over three floors, there are four double bedrooms, one of which benefits from a useful ensuite shower room. The property also benefits from a utility room and

Ideal for availing of some of the Province's leading schools which are located in the vicinity, both Belmont and Ballyhackamore Villages with their array of amenities are also within walking distance.

Internal inspection is highly recommended in order to fully appreciate the space and finishes of this superb new home.

Offers Over  
£325,000

220C Belmont Road,  
Belfast,  
BT4 2AW

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Viewing by  
appointment  
through agent  
028 9065 0000



- Beautifully presented Semi Detached Home in Quiet Cul de sac location
- Spacious Lounge with wood burning stove
- Modern Fitted Kitchen with built in appliances and casual dining area
- Separate Utility Room
- 4 Double Bedrooms, One of Which Offers an Ensuite Shower Room
- Modern White Bathroom Suite/Downstairs Cloakroom with WC
- Gas Fired Central Heating, uPVC Double Glazed
- Private and enclosed rear garden in lawn with patio area
- Driveway parking for two cars / Electric charge charger
- A short stroll from Belmont and Ballyhackamore villages

The Property Comprises:

Ground Floor

Front door to . . .

TILED ENTRANCE HALL: Storage under stairs.

CLOAKROOM: Low flush wc, semi pedestal wash hand basin, part tiled walls, ceramic tiled floor.



LOUNGE: 14' 5" x 12' 2" (4.4m x 3.7m) (into square bay). Wood burning stove with polished granite hearth, oak laminate wood flooring.



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MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING AREA: 13' 1" x 12' 2" (4m x 3.7m) Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, laminate worktops, built-in oven, four ring gas hob, stainless steel extractor fan, integrated fridge freezer, built-in dishwasher, part tiled walls, ceramic tiled floor, uPVC double glazed patio doors to garden.



UTILITY ROOM: 7' 3" x 5' 7" (2.2m x 1.7m) Range of high and low level units, single drainer stainless steel sink unit with mixer tap, laminate worktops, part tiled walls, plumbed for washing machine, ceramic tiled floor, Glow Worm gas fired boiler.

## First Floor

BATHROOM: Modern white suite comprising space saver panelled bath with mixer tap, low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled walls, extractor fan.



BEDROOM (1): 12' 10" x 12' 2" (3.9m x 3.7m)



BEDROOM (2): 14' 5" x 12' 2" (4.4m x 3.7m)



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## Second Floor

BEDROOM (3): 12' 6" x 12' 2" (3.8m x 3.7m)



ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with built-in shower unit, low flush wc, wash hand basin, ceramic tiled floor, heated towel rail, Velux window.



BEDROOM (4): 12' 10" x 12' 2" (3.9m x 3.7m)

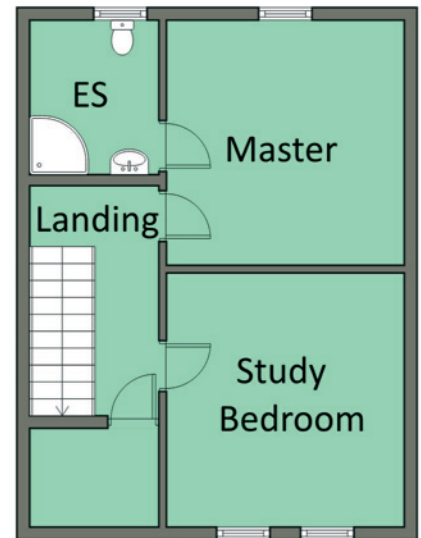
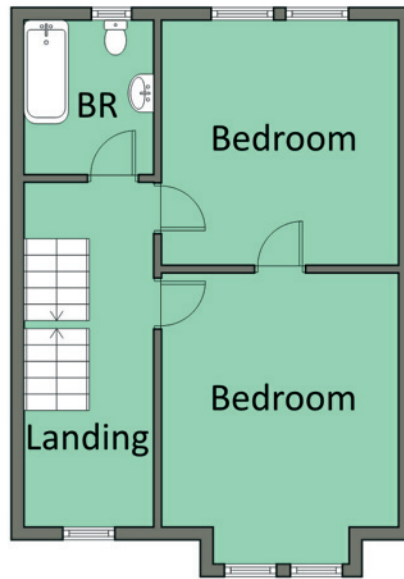
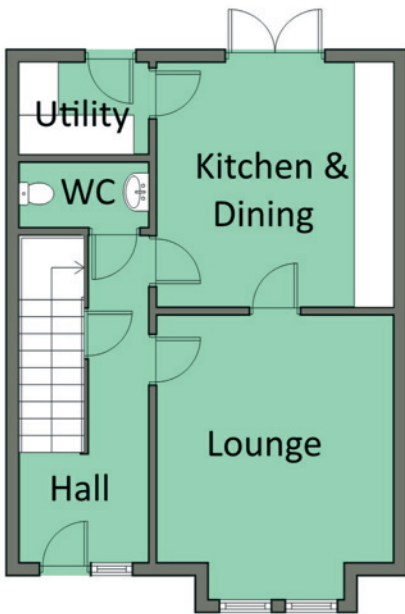


LUGGAGE ROOM:

# Outside

Driveway parking. Enclosed, private and enclosed rear garden in lawn and paved patio.





Location:

From Knock traffic lights, travel towards the Campbell roundabout, take first left onto the Belmont Road, after approximately 200 yards number 220C is on the right hand side.

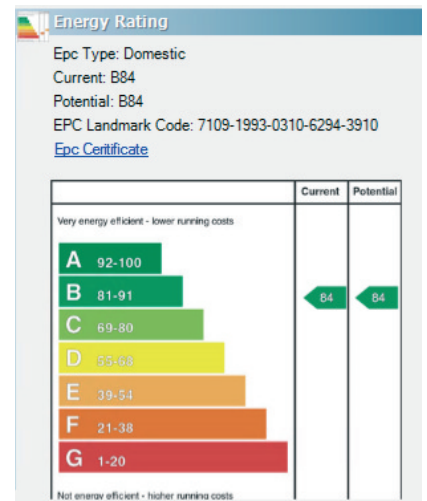
Ballyhackamore - 028 90 65 0000

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Lisburn - 028 92 66 1700

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