

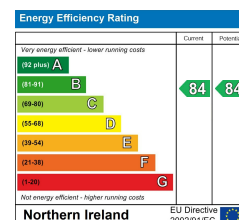


## 16 Harberton Crescent, Belfast, BT9 6WL

**Price Guide £625,000**

Situated within an exclusive development, this beautifully presented semi-detached home is set on a prime plot in the highly sought after BT9 area. Finished to an exceptional standard throughout, this home provides generous living space, extending to 1627 sq. ft, ideal for family life. The modern open-plan design creates bright and welcoming accommodation, while the four well-proportioned bedrooms, including a master suite with en-suite are ideal for the growing family. Externally, the spacious rear garden is perfect for outdoor living, complete with a well-maintained lawn, patio and a brick-built garden store. Harberton offers an enviable location just minutes from the vibrant Lisburn Road, renowned for its excellent amenities including restaurants, coffee shops and boutiques. Families will appreciate the wide range of nearby schools, parks and recreational activities, as well as convenient public transport links. The property is just a short drive from major motorway connections and is within a comfortable commuting distance to Belfast city centre.

- Beautifully Presented Semi Detached Home Finished To A High Level Of Specification
- Beautiful Drawing Room With Feature Fireplace & Bay Window
- Modern Fully Fitted Kitchen Open Plan To Living / Dining Area Under Floor Heating Throughout The Ground Floor, Bathroom & Ensuite
- Utility Room, W.C, Cloakroom & Pantry
- Four Excellent Bedrooms, Master Bedroom with Ensuite Shower Room
- Under Floor Heating Throughout The Ground Floor, Bathroom & Ensuite
- Close To Many Leading Schools, Excellent Transport Links & Amenities
- Bitmac Driveway With Cobbled Edging Providing Ample Parking, Private & Enclosed Rear Garden In Lawn With Patio, Brick Garden Store
- Security Alarm, Front & Rear External Electrical Sockets & Lighting
- Gas Fired Central Heating / Double Glazing



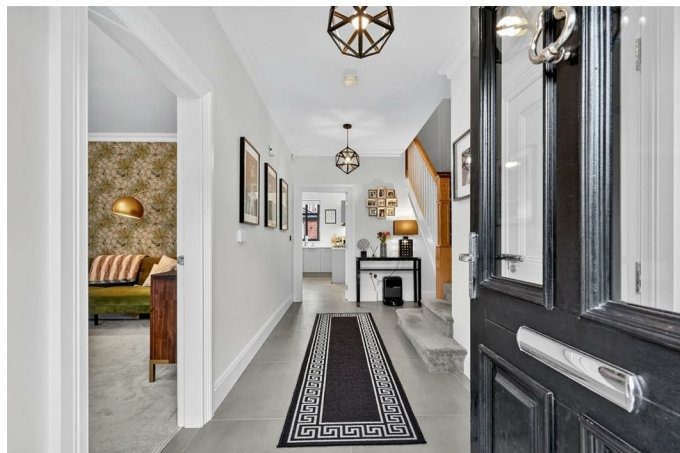


**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Composite front door with glazed side panels.

**RECEPTION HALL**



Tiled flooring.

**DRAWING ROOM 17'8" x 15'4" (5.39 x 4.69)**



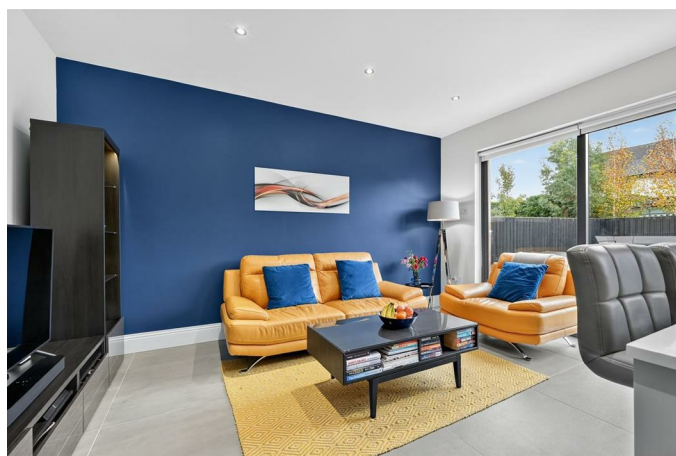
Attractive gas fire. Bay window.



**KITCHEN LIVING DINING 20'0" x 15'5" (6.10 x 4.70)**



Modern fully fitted kitchen with excellent range of high and low level units, granite work surfaces, hot water tap, integrated hob & extractor, oven and combi microwave, integrated dishwasher, integrated wine cooler, ceramic tiled floor, low voltage spotlights.





### UTILITY ROOM 9'6" x 5'2" (2.90 x 1.60)



Range of units, plumbed for washing machine and tumble dryer, single drainer stainless steel sink unit with mixer tap, tiled floor.

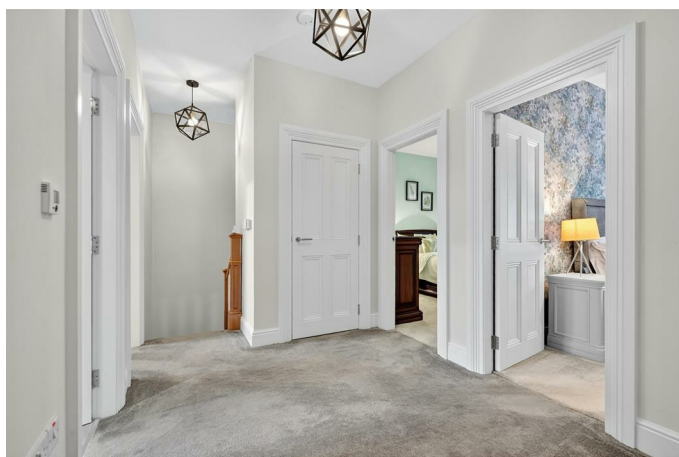
### PANTRY 5'2" x 3'3" (1.60 x 1.0)

#### W.C



Low flush W.C, wash hand basin with vanity unit below, chrome wall mounted radiator.

### ON THE FIRST FLOOR



### MASTER BEDROOM 15'8" x 14'9" (4.79 x 4.50)



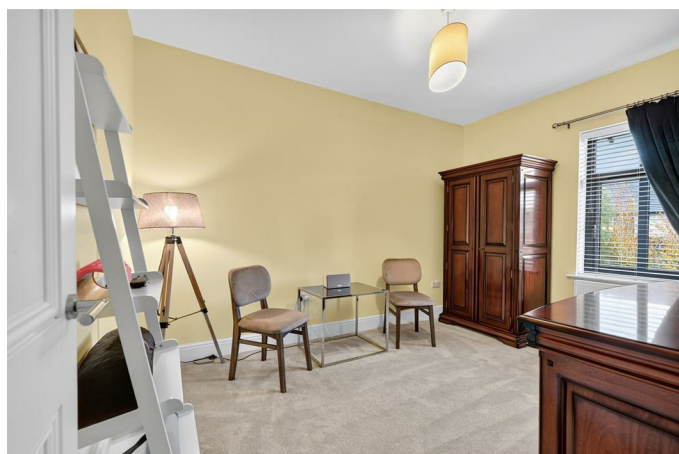
Bay window. Excellent range of built in robes.

### ENSUITE SHOWER ROOM



White suite comprising wall hung wc, vanity unit with chrome mixer tap, chrome heated towel rail, walk-in double shower cubicle with chrome overhead shower unit, feature tiled splash back, ceramic tiled floor, extractor fan, low voltage spotlights.

### BEDROOM TWO 13'1" x 9'10" (4.0 x 3.0)





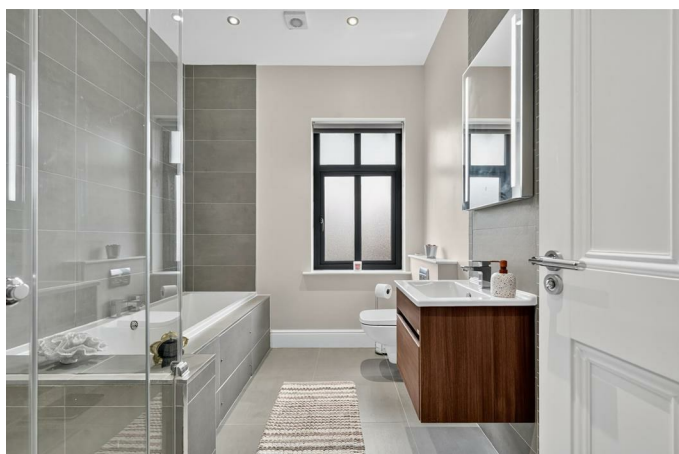
### BEDROOM THREE 12'9" x 10'5" (3.90 x 3.20)



### BEDROOM FOUR 9'6" x 8'0" (2.90 x 2.45)



### BATHROOM



White suite comprising tiled bath with chrome taps, wall hung wc, vanity unit with chrome mixer tap, built-in shower cubicle with chrome overhead shower unit, featured tiled splash back, ceramic tiled floor, low voltage spotlights, extractor fan, chrome heated towel rail.

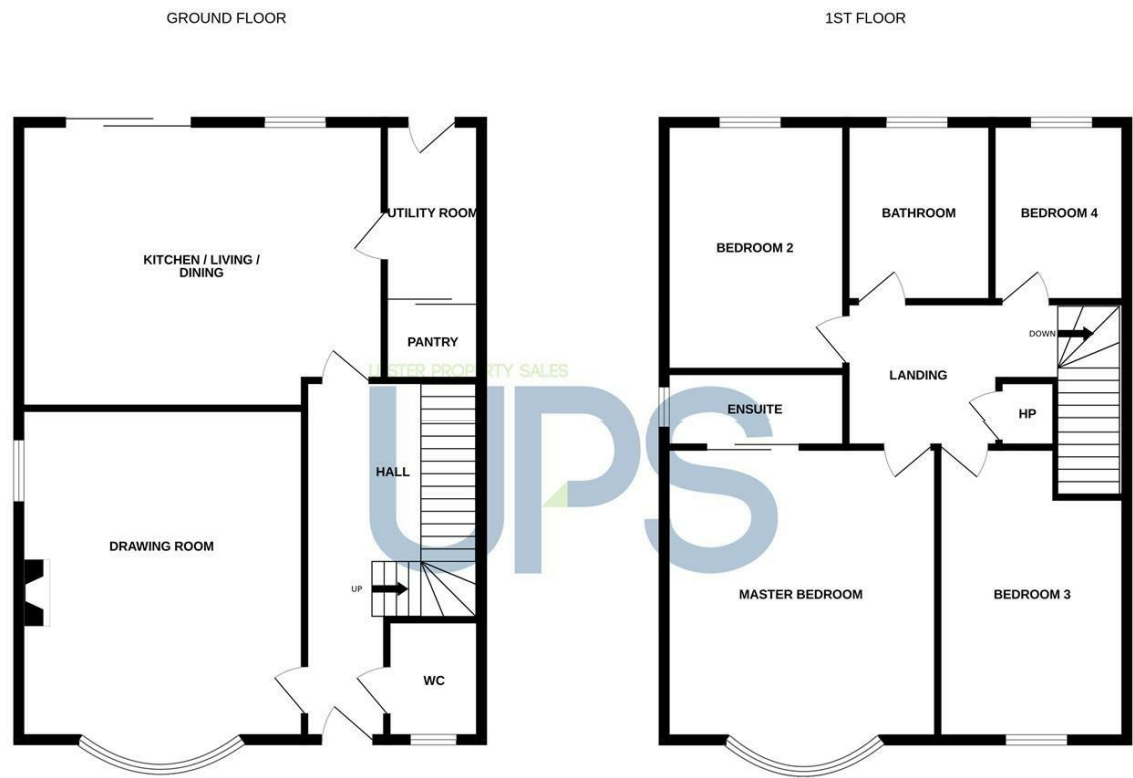
### OUTSIDE



Enclosed rear garden in lawn with paved patio. Brick built garden store with double timber doors, light and power. Front driveway.

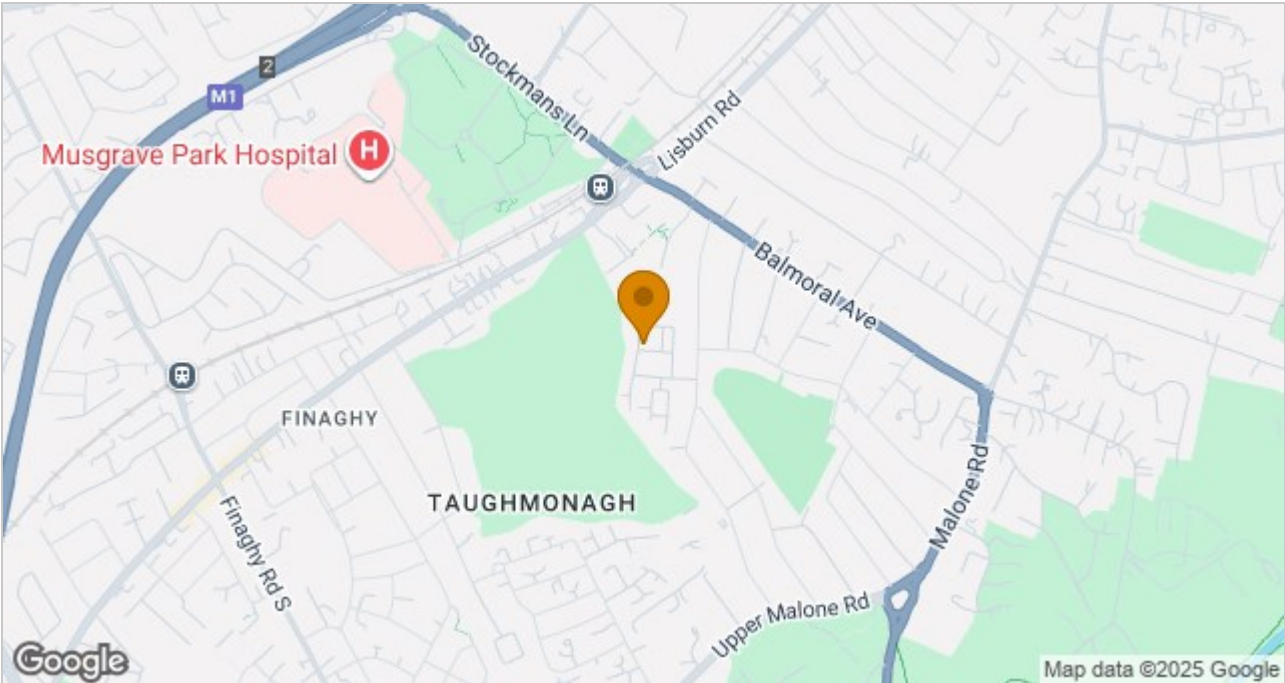


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Area Map



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