



Beautifully presented, semi detached home in an ideal location walking distance of Stranmillis Village, the City Centre and various other amenities including the Boat Club and Towpath. The property is in super condition and comprises; entrance hall with downstairs wc, lounge open plan to living room, modern fitted kitchen with range of appliances and casual living/dining area. There is a utility area. On the first floor there are four well proportioned bedrooms and modern bathroom.

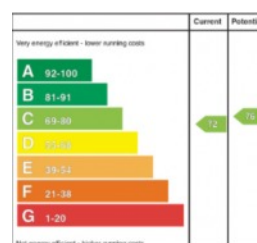
Externally there is driveway parking, front gardens with pebbled beds and hedging and landscaped rear gardens with lawns and patio area.

Recent sales of this particular style of property have proven extremely successful and with all this property has to offer early viewing is advised.

**Offers Over
£425,000**

5 Penge Gardens
BELFAST,
BT9 5GA

Viewing by
appointment
through agent
028 9066 3030





- Beautifully Presented Four Bedroom Semi Detached with Landscaped Gardens and Driveway Parking
- Atmospheric Entrance Hall with Cloaks Cupboard
- Downstairs Shower Room
- Spacious Lounge Open Plan to Living Room with Feature Fireplace and Bay Window
- Modern Fitted Kitchen with Range of Integrated Appliances and Casual Living/Dining Area
- Utility Area
- Four Well Proportioned Bedrooms
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Stunning Finish Throughout with a Modern, Homely Feel
- Driveway Parking and Landscaped Front Gardens and Rear Gardens in Lawns and Patio Area
- Extremely Convenient to a Wide Range of Amenities Including Shops, Public Transport & Leading Schools, The Boat Club and the Tow Path and into The City Centre

The Property Comprises:

Ground Floor

TILED ENTRANCE PORCH: Composite front door with glazing to . . .

ENTRANCE HALL: Engineered oak floor, understairs storage.



SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with electric shower, porcelain tiled floor, extractor fan.



Telephone 028 9066 3030

www.templetonrobinson.com

LOUNGE OPEN PLAN TO DINING ROOM: 23' 10" x 10' 10" (7.26m x 3.3m) (at widest points).
Wood burner, engineered oak floor, bay window. Double doors and glazing to . . .



CONTEMPORARY FITTED KITCHEN WITH CASUAL SITTING AREA: 18' 2" x 15' 7" (5.54m x 4.75m) German handless kitchen with range of high and low level units, quartz work surfaces, integrated oven and combi oven, space for American fridge freezer, integrated dishwasher, excellent island unit with soft closing doors and cutlery drawers, Bora induction hob and extractor, breakfast bar, double doors and glazing to rear, porcelain tiled floor, Velux window.

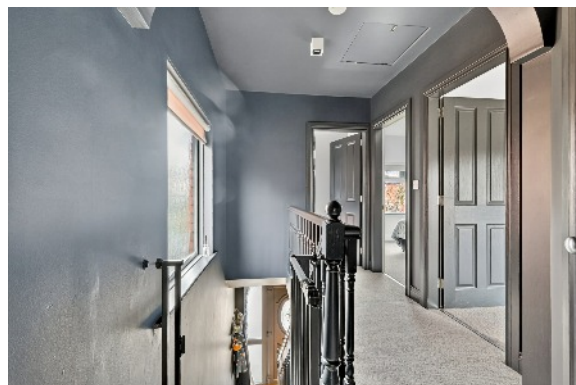


UTILITY ROOM: 5' 10" x 5' 3" (1.78m x 1.6m) (at widest points). Work surfaces, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, extractor fan.



First Floor

LANDING: Shelved airing cupboard.



BEDROOM (1): 11' 7" x 9' 8" (3.53m x 2.95m) (at widest points).



BEDROOM (2): 10' 2" x 9' 6" (3.1m x 2.9m) (at widest points).

BEDROOM (3): 10' 2" x 9' 6" (3.1m x 2.9m) (at widest points).



BEDROOM (4): 6' 7" x 6' 6" (2.01m x 1.98m) Currently used as dressing room. Raumplus fitted wardrobes with rails and radiator.

MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with hand shower, fully tiled shower cubicle with drencher shower head, fully tiled walls, ceramic tiled floor, extractor fan.



Outside

Exposa driveway for one car. Private and enclosed south facing rear garden which is beautifully landscaped with timber deck sitting area, lawns and well stocked beds with shrubs and bushes, outside lighting. Bin store and two wooden storage sheds to side.

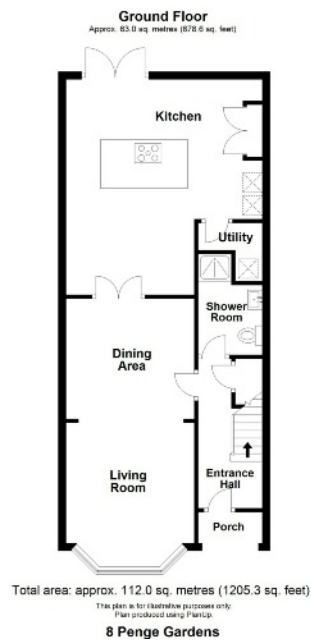


Telephone 028 9066 3030

www.templetonrobinson.com

Location:

From Stranmillis Road turn into Sharman Road and Penge Gardens 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

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.