



Situated in the established Belvoir Park Development this beautifully presented home offers a unique blend of semi-rural living whilst only a short distance from an extensive range of amenities.

Offers Over  
£450,000

The property has beautifully proportioned accommodation finished to the highest of standards providing an exception layout. Internally the accommodation comprises a spacious entrance hall with cloakroom/wc, lounge with wood burning stove and luxury fitted kitchen open plan to dining and living area. Upstairs there are three double bedrooms, principal with ensuite shower room and modern family bathroom.

2 Haddo Place,  
Belfast,  
BT8 8FY

Externally the property benefits from a beautiful private enclosed rear garden in lawn with paved patio area, along with a tarmac driveway leading to a detached garage. To fully appreciate all this fine home has to offer please contact our office to arrange an internal viewing.

---

Viewing by  
appointment  
through agent  
028 9066 3030



- Beautifully presented detached property in recently constructed Belvoir Park Development
- Spacious Entrance Hall with Cloakroom/wc and Under Stairs Storage
- Good Sized Lounge with Wood Burner
- Luxury Fitted Kitchen with Breakfast Island, opening to Casual Living/Dining area with Bespoke Sliding Doors to Rear Garden
- Three Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Modern Bathroom
- Gas central heating/ underfloor to ground
- uPVC Double Glazed Windows
- Beautiful mature rear garden with excellent privacy in lawn and patio area
- Tarmac driveway parking for two cars leading to Detached Garage
- Semi-rural location yet close to an extensive range of amenities & a short drive to the city centre



The Property Comprises:

## Ground Floor

Composite front door with glazed inset to . . .

SPACIOUS RECEPTION HALL: Oak engineered wooden floor, low voltage spotlights, storage and cloaks area downstairs.

DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin with chrome mixer tap, tiled splashback, oak laminate wooden floor.

LIVING ROOM: 16' 0" x 12' 1" (4.88m x 3.68m) (into square bay). Oak laminate wooden floor, cast iron wood burning stove with slate hearth, low voltage spotlights, built-in shelving.



Glazed inner door to . . .

KITCHEN/LIVING/DINING: 19' 7" x 11' 2" (5.97m x 3.4m) Modern fitted kitchen with fully fitted kitchen, excellent range of high and low level units with granite work surfaces, single drainer stainless steel 1.5 bowl sink unit with mixer tap, integrated fridge and freezer, pull-out bin disposal, integrated four ring induction hob with extractor fan above, granite splashback, built-in high level oven and combi microwave, , integrated washing machine, breakfast island with quartz worktops, integrated dishwasher. Open to ample living and dining space with beautiful mature outlook to rear garden and bespoke double glazed sliding doors.





## First Floor

LANDING: Airing cupboard, built-in shelving, pressurized water cylinder, access to roofspace.

PRINCIPAL BEDROOM: 14' 1" x 11' 5" (4.29m x 3.48m) (into square bay). Low voltage spotlights.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap, tiled splashback, built-in shower cubicle with chrome overhead shower unit, tiled splashback, porcelain tiled floor, chrome heated towel rail, extractor fan.

BEDROOM (2): 13' 5" x 10' 5" (4.09m x 3.18m) Low voltage spotlights.



Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

BEDROOM (3): 10' 5" x 9' 2" (3.18m x 2.79m) Low voltage spotlights.



BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap, tiled splashback, free standing bath, built-in shower cubicle with tiled splashback, built-in chrome overhead shower unit, porcelain tiled floor, chrome heated towel rail.





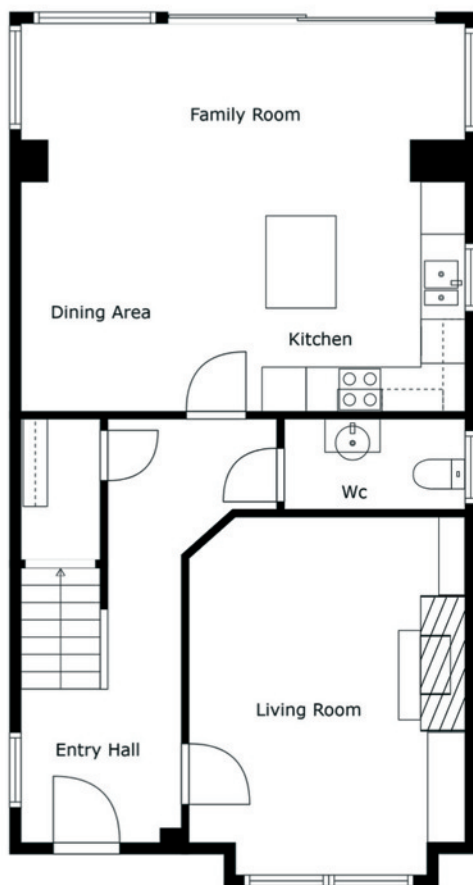
## Outside

Tarmac driveway with off street parking to . . .

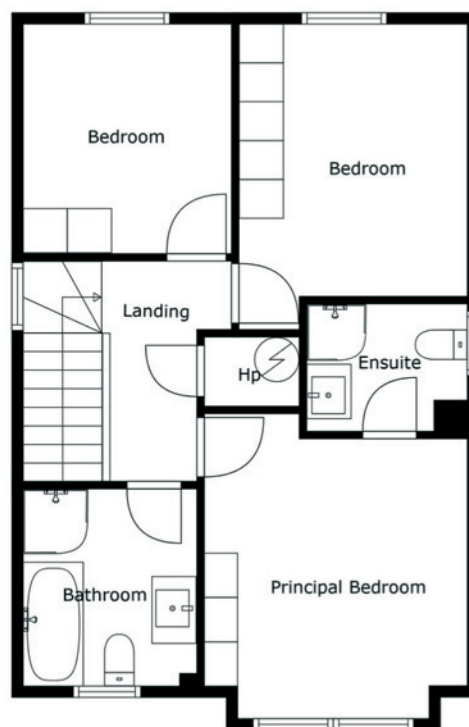
GARAGE: 17' 10" x 10' 2" (5.44m x 3.1m) Up and over door, built-in gas fired boiler, light and power.

Extensive paved patio area ideal for barbecuing and outdoor entertaining, raised lawn with mature boundary hedging and trees, concealed area for bins.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Coming from Shaws Bridge, turn right into Hospital Road, and right into Belvoir Park development. Continue through and Haddo Place is located 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](http://www.templetonrobinson.com)

## Energy Rating

Epc Type: Domestic

Current: B82

Potential: B82

EPC Landmark Code: 9433-0039-7699-5050-7926

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	82	82
C 69-80		
D 55-68		
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.