



Substantial three storey townhouse with delightful paved terrace and mature communal lawns and well screened hedging and trees. The property is situated walking distance of Queens University and the City Centre and close to many other amenities including; shops, cafes, bars and public transport.

The property is accessed via a gated development entrance offering security. The property comprises; entrance porch and hall, bright and spacious lounge with marble fireplace and wood burner, modern fitted kitchen with dining area, three bedrooms (principal bedroom with ensuite), modern bathroom and downstairs wc and utility room.

There is paved driveway parking and an integral garage. Ideal for an owner occupier or investor.

Offers Over  
£345,000

22 Belvedere Manor ,  
Windsor Park,  
BELFAST,  
BT9 6FT

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Viewing by  
appointment  
through agent  
028 9066 3030





- Three Bedroom Townhouse with Integral Garage in Prime Location just off the Malone Road
- Entrance Porch and Hall
- Spacious and Bright Lounge with Bay Window and Marble Fireplace with Wood Burner
- Modern Fitted Kitchen and Dining Area
- Cloakroom/wc and Utility Room
- Downstairs Bedroom with Access onto Paved Patio Garden and Communal Lawns
- Two Good Sized Bedrooms on Top Floor, Principal Bedroom with Ensuite Shower Room
- Modern Bathroom
- Gas Heating and Double Glazed Windows
- Delightful Paved Patio Open to Large Communal Gardens in Lawns with Mature Trees and Hedging
- Communal Electric Entrance Gates to the Development, Paved Driveway Parking, Integral Garage
- Superb Malone Road Location Close to Many Local Amenities and Ease of Access into the City Centre

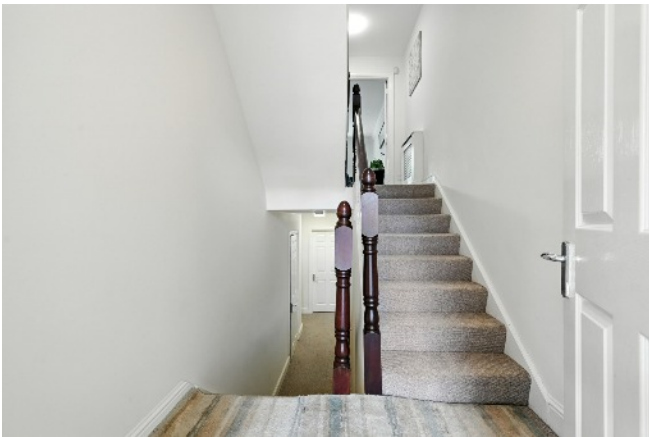
The Property Comprises:

## Ground Floor

Hardwood front door and glazed fan light to:

ENTRANCE PORCH: Ceramic tiled floor, hardwood door to:

ENTRANCE HALL: Stairs to:



## First Floor

LANDING: Radiator cover, double doors to:

LOUNGE: 23' 1" x 18' 10" (7.04m x 5.74m) (at widest points). Marble fireplace and wood burning stove. Cornice ceiling, bay window, laminate wood effect floor.





MODERN FITTED KITCHEN WITH DINING AREA: 13' 6" x 10' 6" (4.11m x 3.2m) Range of high and low level units, work surfaces, one and a half bowl stainless steel sink unit, integrated fridge/freezer, integrated Hotpoint dishwasher, integrated oven and hob, extractor fan over, part tiled walls.



Lower Level

HALL: Under stairs storage. Service door to garage.



CLOAKROOM/WC: Low flush wc, pedestal wash hand basin.

UTILITY ROOM: 13' 3" x 5' 7" (4.04m x 1.7m) Units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer. Gas boiler, hardwood door to rear.



BEDROOM (3): 14' 11" x 10' 9" (4.55m x 3.28m) Cornice ceiling, uPVC doors to rear.



Second Floor Return

LANDING:

MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, free standing bath, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



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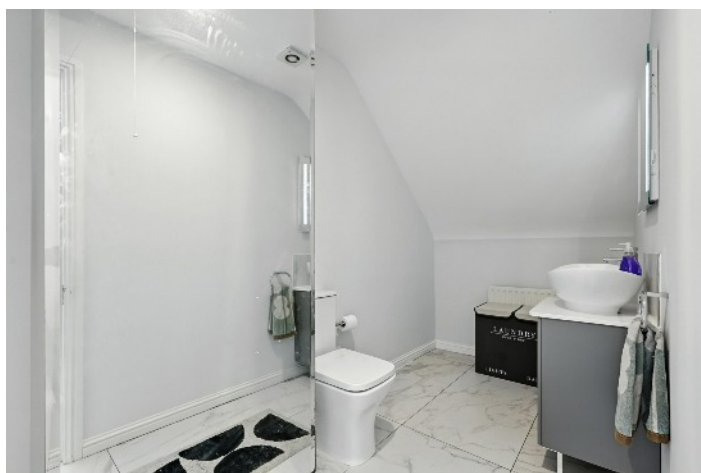
## Second Floor

LANDING: Airing cupboard.

PRINCIPAL BEDROOM: 18' 3" x 12' 1" (5.56m x 3.68m) Range of built-in robes, Velux window, access to roofspace.



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





BEDROOM (2): 15' 0" x 10' 0" (4.57m x 3.05m)



Outside

INTEGRAL GARAGE: 17' 8" x 10' 9" (5.38m x 3.28m) Electric garage door.

Log store to rear.



## Location:

Heading out of Belfast on Malone Road turn right onto Windsor Park and Belvedere Manor is on the left hand side.



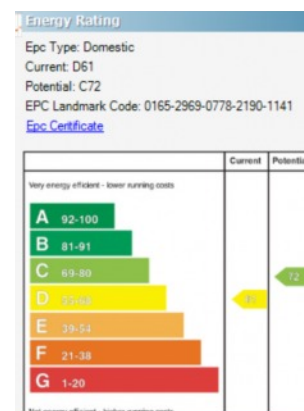
Sizes And Dimensions Are Approximate. Actual May Vary.

## Management company

Invest NI Newtownards:

Service Charge: £30 per month.

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)



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