



Just off the Upper Lisburn Road this fabulous detached family home is therefore most convenient to a diverse range of amenities including many leading schools, convenience shops, bus and rail halts, popular bar-restaurants and excellent parks including the Lagan Meadows and Sir Thomas and Lady Dixon's.

The accommodation briefly comprises a bright, spacious living room, which is open plan to a modern kitchen/dining area with a range of integrated appliances, contemporary shower room and three excellent bedrooms. Externally there is good driveway parking, large storage unit and a fantastic enclosed rear garden with patio area and lawn, a great al fresco space for entertaining and relaxing.

Well-presented and benefiting from extensive refurbishment in recent years, this fine home is suitable to a range of buyers and we encourage an internal appraisal at your earliest convenience.

Offers Over
£249,950

31A Locksley Gardens,
BELFAST,
BT10 0EB

Viewing by
appointment
through agent
028 9066 3030



- Superbly presented detached bungalow in most popular and convenient location
- Excellent proximity to many amenities including leading schools, village-type shops, transport routes and recreational facilities
- Living room with wood burning stove
- Open plan contemporary kitchen and dining area with comprehensive range of integrated appliances
- Three well proportioned bedrooms
- Contemporary shower room
- Driveway parking for several vehicles
- Extensive rear garden with patio, lawn and decking well screened by mature planting
- Mains gas heating, uPVC double glazing and high level of insulation throughout
- Early viewing highly recommended

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Upvc front door to:

HALLWAY: Shelled storage cupboard, access to loft.

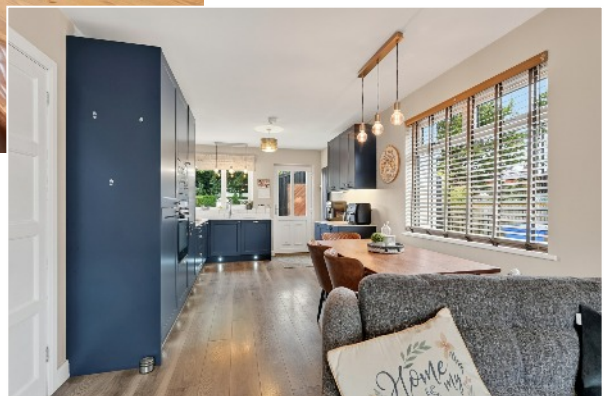


LIVING ROOM: 31' 4" x 10' 11" (9.55m x 3.33m) (at widest) - Laminate wood strip flooring, wood burning stove.



Open plan to:

MODERN FITTED KITCHEN: Modern fitted kitchen with dining area, range of high and low units, built oven, hob and extractor fan, integrated fridge freezer, microwave and dishwasher. Laminate work surfaces, tiled splash back, stainless steel sink with mixer tap, laminate wood strip flooring.



SHOWER ROOM: 5' 11" x 5' 11" (1.8m x 1.8m) Low flush wc, wash hand basin with vanity unit, walk in corner shower units, uPVC wall panelling, ceramic tiled floor, extractor fan.



BEDROOM (1): 10' 11" x 9' 11" (3.33m x 3.02m) Carpeted.



Telephone 028 9066 3030
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BEDROOM (2): 11' 7" x 10' 11" (3.53m x 3.33m) Laminate wood strip flooring.



BEDROOM (3): 11' 2" x 9' 1" (3.4m x 2.77m) Carpeted.



First Floor

ROOFSPACE: 31' 4" x 28' 2" (9.55m x 8.59m) Partially floored. Steel beams for possible loft conversion.

Outside

Large storage unit 7x4 meters with light and power, could be used as a garage.

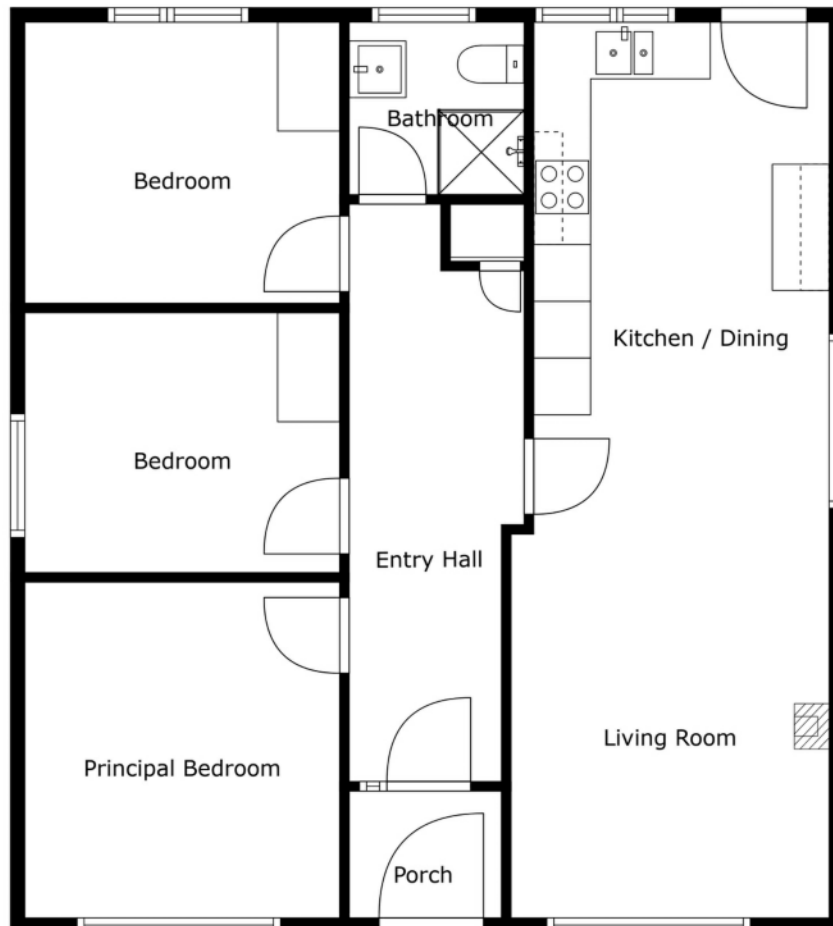


Enclosed rear garden, paved patio area with additional decked lounge area. Maintained lawns and driveway parking to the front.



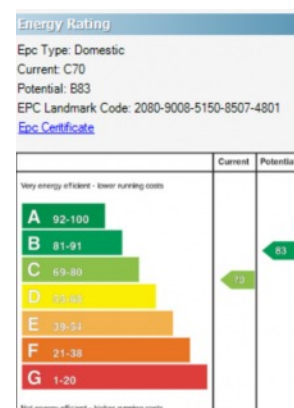
Location:

Leaving Belfast on the Lisburn Road continue past the Kings Hall onto the Upper Lisburn Road and turn left into Locksley Park after approx. 500m. Then take third right into Locksley Gardens.



Sizes And Dimensions Are Approximate. Actual May Vary.

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 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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