



A fantastic semi-detached property constructed in 2020 and situated in an extremely popular location just off the Saintfield Road, within close proximity to local amenities, public transport links and easy commuting distance into the City Centre. The property is beautifully presented throughout, ideal for those who want very little to do but move in and enjoy.

The spacious accommodation comprises; attractive entrance hall, large lounge with feature stove, modern fitted kitchen with integrated appliances and dining area. On the first floor there are three well-proportioned bedrooms; Principal with ensuite shower room to compliment the contemporary family bathroom.

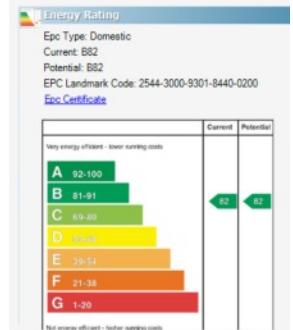
Additionally, the property benefits from a downstairs WC, utility cupboard, gas fired central heating, double glazed windows, mature garden and paved driveway parking to the front. To the rear is a privately enclosed paved patio area.

Interest in this property is sure to be high thus early viewing is encouraged.

**Offers Over  
£279,950**

2 Brooke Hall Mews,  
BELFAST,  
BT8 6WW

**Viewing by  
appointment  
through agent  
028 9066 3030**



- Fantastic semi-detached property constructed in 2020 and beautifully presented throughout
- Spacious living room with feature wood burning stove
- Modern fitted kitchen with integrated appliances, utility cupboard and dining area
- Three well proportioned bedrooms; Principal with ensuite shower room
- Contemporary family bathroom
- Downstairs WC
- Gas heating; Double glazing throughout
- Enclosed rear garden with patio area; Driveway parking to the front
- Early viewing is highly recommended



The Property Comprises:

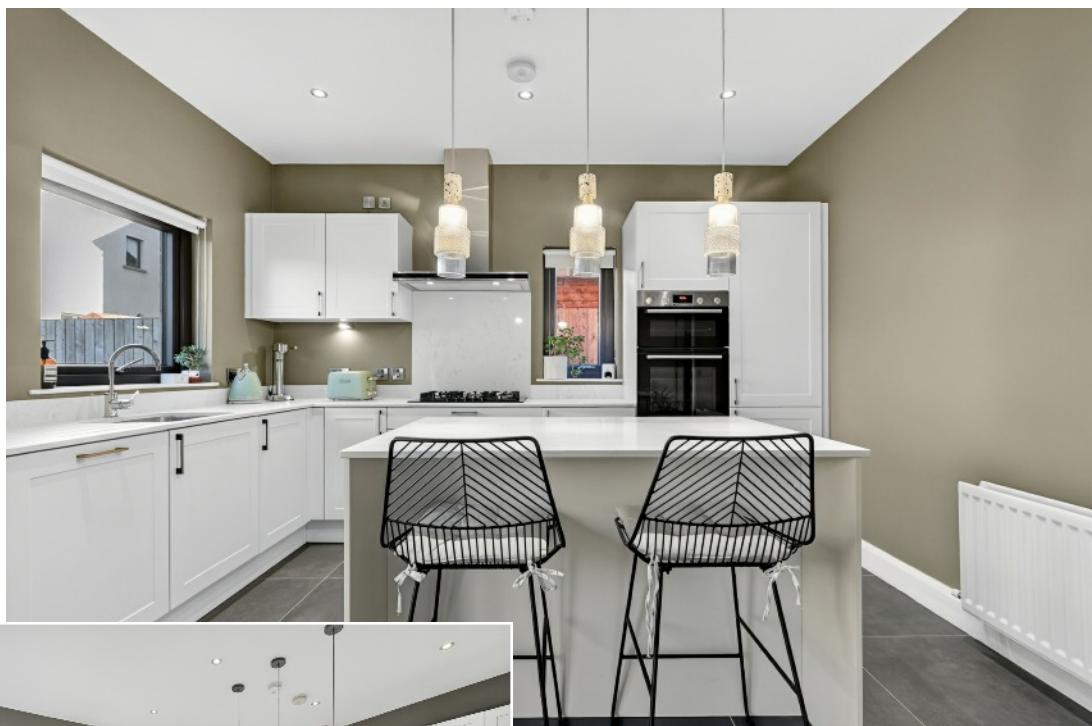
Ground Floor

HALLWAY: Composite front door, ceramic floor tiling.

LIVING ROOM: 17' 6" x 11' 0" (5.33m x 3.35m) Feature bay window, feature wood burning stove, carpeted.



KITCHEN WITH DINING AREA: 18' 5" x 13' 7" (5.61m x 4.14m) Range of high and low level units, built in oven, gas hon and extractor fan, integrated fridge freezer and dishwasher, stainless steel sink with mixer tap, island with under storage, granite work surfaces, utility cupboard plumbed for washing machine, ceramic floor tiling, double doors onto enclosed rear garden.



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DOWNSTAIRS W.C.: Low flush WC, wall hung wash hand basin, ceramic floor tiling.

First Floor

LANDING: Carpeted, Slingsby ladder access to floored roofspace.



BATHROOM: 8' 9" x 7' 2" (2.67m x 2.18m) Low flush WC, wash hand basin with vanity unit, bath, walk in corner shower, heated towel rail, recessed lighting, ceramic floor tiling.



PRINCIPAL BEDROOM: 11' 3" x 11' 1" (3.43m x 3.38m) Carpeted.

ENSUITE SHOWER ROOM: Low flush WC, wall hung wash hand basin with vanity unit, walk in shower cubicle, ceramic tiled flooring, heated towel rail, recessed lighting.



BEDROOM (2): 13' 6" x 9' 6" (4.11m x 2.9m)

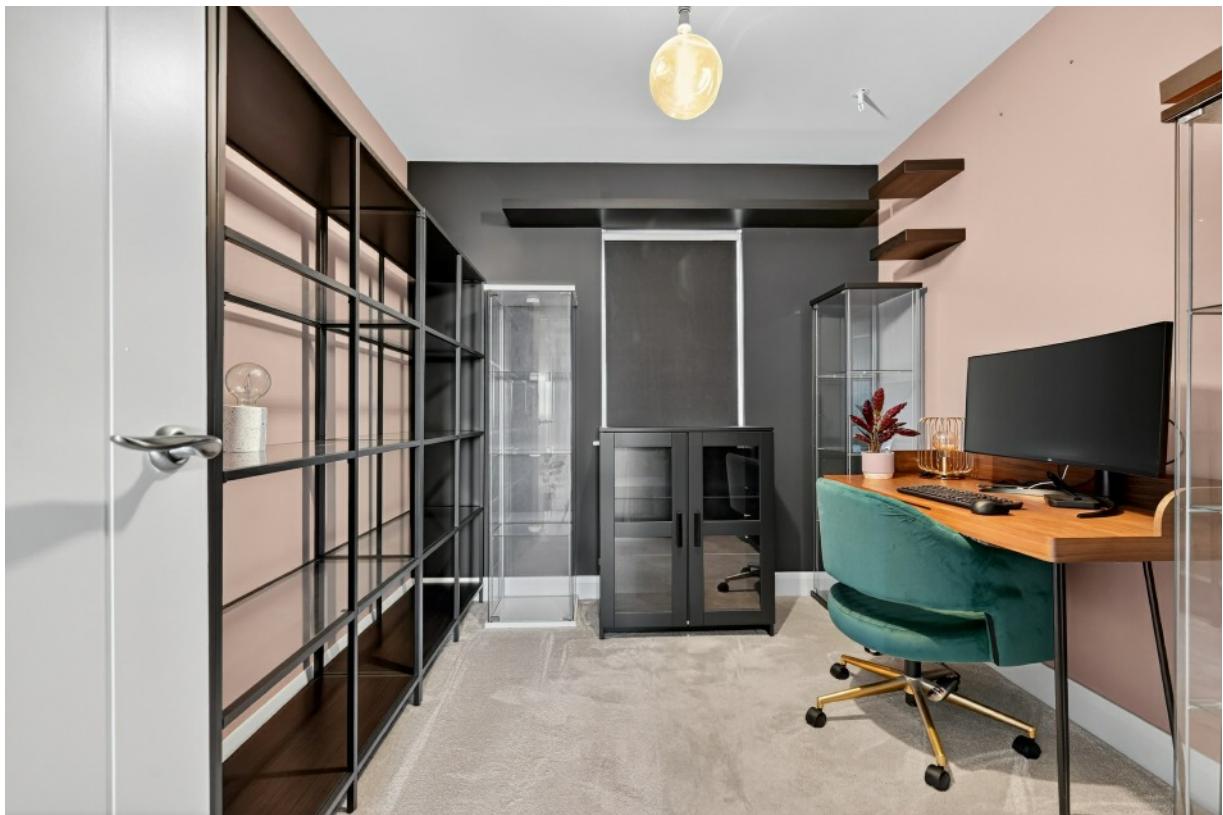
Carpeted.



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BEDROOM (3): 9' 9" x 8' 5" (2.97m x 2.57m) Carpeted.



## Outside

Enclosed rear garden with paved patio area and lawn. Driveway parking to the front.





1st Floor

2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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## Location:

Drive along Saintfield Road towards Carryduff, turn left onto Primrose Hill. Brooke Hall Mews is the third street on the right.

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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