



This quite superb, detached family home has been extended and finished to an exceptionally high standard throughout. Located just off the ever-popular Balmoral Avenue offering convenience to a host of amenities only a stone's throw away.

The excellent accommodation comprises on the ground floor, a beautifully presented living room with feature bay window, media wall multi fuel stove, leading to an impressive luxury fitted German kitchen with integrated appliances, island and family area with gas fire. Upstairs are three bedrooms; one with ensuite shower room to compliment the family bathroom suite. In addition, the property benefits from a downstairs WC, Slingsby access to a part floored roof space, uPVC double glazed windows, gas fired central heating, smart lighting system and high level of insulation throughout.

Situated on a generous site with ample parking and detached garage with utility area. This immaculate property offers extensive, adaptable accommodation over two floors. Overall the property is ideally suited to cater for all aspects of modern day family life.

Rarely does a home of this specification come to the market for sale and thus it will have wide ranging appeal. Early viewing of this exceptional property is strongly recommended to fully appreciate all it has to offer.

Offers Over  
£474,950

6 Oakwood Park,  
BELFAST,  
BT9 6SE

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Viewing by  
appointment  
through agent  
028 9066 3030



- Beautifully Presented Family Home in Much Sought After & Extremely Convenient Location
- Spacious Reception Hall with Herringbone Floor and Downstairs WC
- Generous Living Room with Feature Media Wall and Multi Fuel Stove
- Luxury Fitted Kitchen with Extensive Range of Integrated Appliances
- Three Spacious Bedrooms; One with Ensuite Shower Facilities
- Good Sized Contemporary Family Bathroom
- Gas Fired Central Heating, High Level of Insulation, uPVC Double Glazed Windows with Matching uPVC Fascia's & Soffits
- Enclosed Rear Garden, Detached Garage and Driveway Parking
- Immaculate Order Throughout both Internally & Externally
- Rare Opportunity to Purchase Quality Family Home Offering that Much More

The Property Comprises:

Ground Floor

HALLWAY: 15' 10" x 6' 0" (4.83m x 1.83m) Hardwood front door, herringbone flooring.



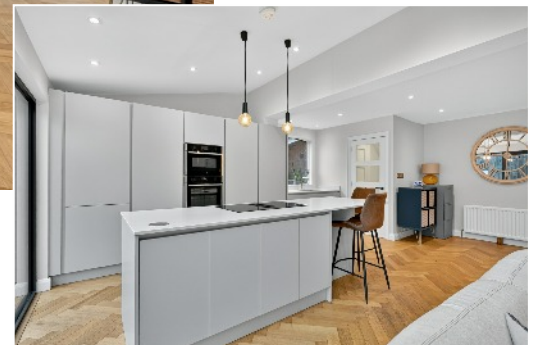
LIVING ROOM: 17' 9" x 12' 2" (5.41m x 3.71m) Feature bay window, media wall with multi fuel stove, herringbone oak flooring.



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Open plan to:

SUPERB MODERN FITTED KITCHEN WITH LIVING/DINING AREA: 23' 10" x 21' 0" (7.26m x 6.4m) Luxury open plan kitchen with a range of high and low level units, built in double neff oven, integrated fridge freezer and dishwasher, Franke sink with Quooker hot water tap, island with Air Force induction hob, ample under storage and multi power points, granite work surfaces, plasma gaz co fire, herringbone oak flooring, low voltage spot lights, floor to ceiling sliding patio doors, velux windows.



DOWNSTAIRS WC: Low flush WC, wash hand basin with vanity unit, herringbone oak flooring, extractor.

First Floor

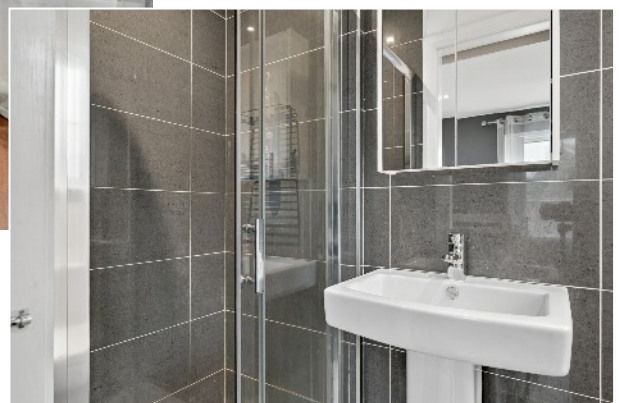
LANDING: Carpeted, slingsby ladder access to floored loft with gas boiler, shelved storage cupboard.

BATHROOM: 7' 5" x 5' 11" (2.26m x 1.8m) Low flush WC, wash hand basin with vanity unit, bath with overhead shower, Led mirror, ceramic wall tiles, recessed lighting.



PRINCIPAL BEDROOM: 16' 3" x 9' 0" (4.95m x 2.74m) Wood strip flooring, recessed lighting.

ENSUITE SHOWER ROOM: Low flush WC, wash hand basin, walk in shower cubicle, fully tiled, chrome heated towel rail, recessed lighting.



BEDROOM (2): 12' 5" x 8' 10" (3.78m x 2.69m) Wood strip flooring, recessed lighting.



BEDROOM (3): 11' 4" x 8' 10" (3.45m x 2.69m) Wood strip flooring, recessed lighting.



### Outside

DETACHED GARAGE: Up and over door, plumbed for washing machine, light and power, hot water tap, covered storage area to the rear.

Landscaped enclosed rear garden, raised lawn area with artificial grass, paved patio area, 2 x double electric outdoor sockets, recessed downlights, upvc eaves, soffits and downpipes.

Ample driveway parking to the front with maintained lawn.

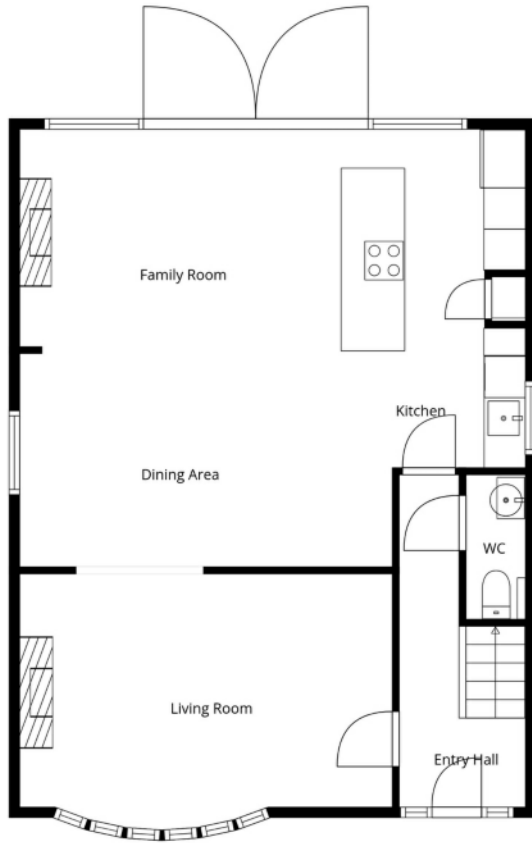


Location:

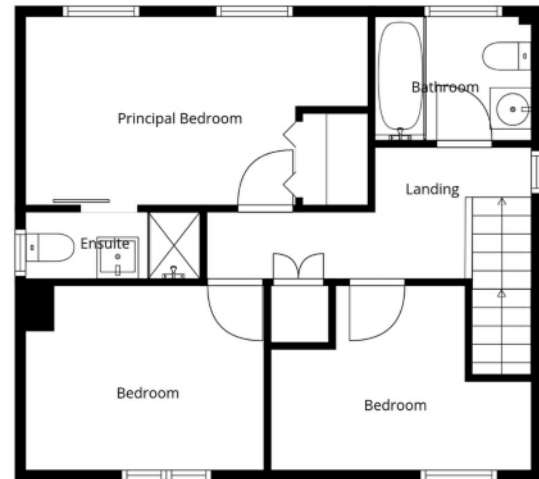
Heading up Balmoral Avenue turn right onto  
Malone Court then left onto Oakwood Park.

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Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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