



A super family home situated on a prime site within this ever popular residential development. Ideally situated for those seeking good access to Belfast City Centre by car or local transport. We can highly recommend an internal inspection to fully appreciate the excellent accommodation and super sized rear gardens.

Internally the property has been fully renovated and is beautifully presented with a modern, homely charm. It comprises; entrance hall with cloakroom wc, living room with feature wall mounted electric fire, modern fitted kitchen with range of integrated appliances and utility area open plan to dining room and lounge. There are four double bedrooms, principal bedroom with ensuite and large family bathroom with bath and separate shower.

In addition the property benefits from gas heating, double glazed windows, driveway parking and excellent sized rear gardens with lawns and large timber deck patio area. There is basement storage.

Viewing is highly recommended.

Offers Over
£385,000

23 Queensfort Park
South ,
Carrduff,
BELFAST,

Viewing by
appointment
through agent
028 9066 3030





- Four Bedroom Family Home, Recently Renovated on a Good Sized Site with Large Rear Gardens
- Entrance Hall with Cloakroom/wc and Under Stairs Storage
- Living Room with Walled Mounted Electric Fire and Part Wood Panelled Walls
- Modern Fitted Kitchen with Range of Integrated Appliances and Utility Area and Access to Large Timber Patio Area
- Open Plan to Dining Room and Lounge
- Four Good Sized Double Bedrooms, Principal Bedroom with Ensuite Shower Room
- Family Bathroom
- Gas Heating / Double Glazed Windows
- Tarmac Driveway Parking to the Front
- Large Rear Gardens in Lawns with Bushes and Hedging, Raised Timber Deck Patio
- Basement Storage
- Quiet Location yet Convenient to Many Local Amenities and Access into the City Centre and Many Other Local Towns
- Ready for any New Buyer to Move in and Enjoy

The Property Comprises:

Upvc front door to...

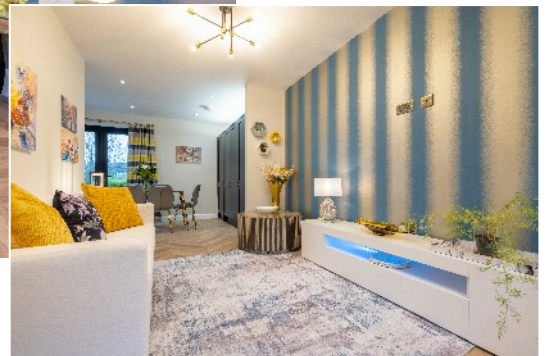
Ground Floor

ENTRANCE HALL: LVT flooring.

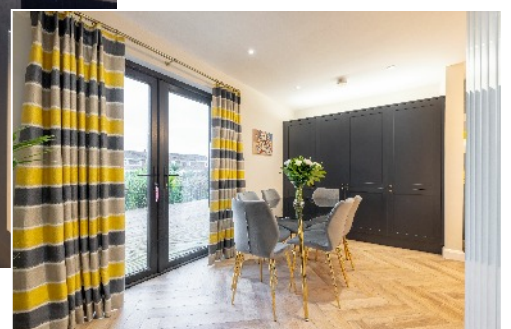
CLOAKROOM/WC: Low flush WC, built in wash hand basin, LVT flooring, extractor fan.



LOUNGE: 19' 0" x 9' 1" (5.79m x 2.77m) At widest points. LVT flooring. Open plan to...



DINING ROOM/MODERN FITTED KITCHEN: 25' 6" x 10' 11" (7.77m x 3.33m) At widest points. Range of high and low level units, Quartz work surfaces, white sink, integrated fridge/freezer, integrated wine fridge, built in Lamona oven and microwave, Lamona hob, stainless steel extractor fan, glazed splash back, low voltage spotlights, utility area with storage, integrated washer and dryer, gas boiler, LVT flooring, upvc doors to rear.

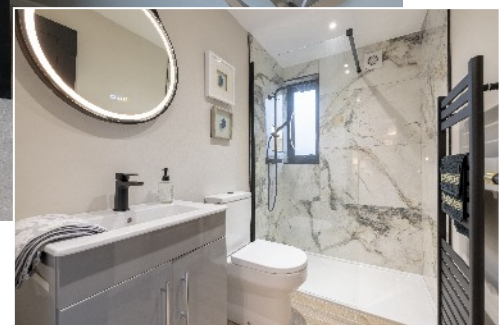


LIVING ROOM: 15' 4" x 11' 4" (4.67m x 3.45m) Glass fronted electric fire, part panelled wall, LVT flooring.



BEDROOM (1)/DRESSING SPACE: 27' 0" x 9' 7" (8.23m x 2.92m) At widest points.

ENSUITE SHOWER ROOM: White suite comprising low flush WC, vanity unit with wash hand basin, fully tiled shower cubicle with black fittings, part tiled walls, tiled floor, heated towel rail, low voltage spotlights, extractor fan.



First Floor

LANDING: Access to roofspace.



MODERN BATHROOM: White suite comprising low flush WC, panelled bath, fully tiled shower cubicle and drencher shower, vanity unit and circular wash hand basin, part tiled walls, tiled floor, heated towel rail, low voltage spotlights, extractor fan.

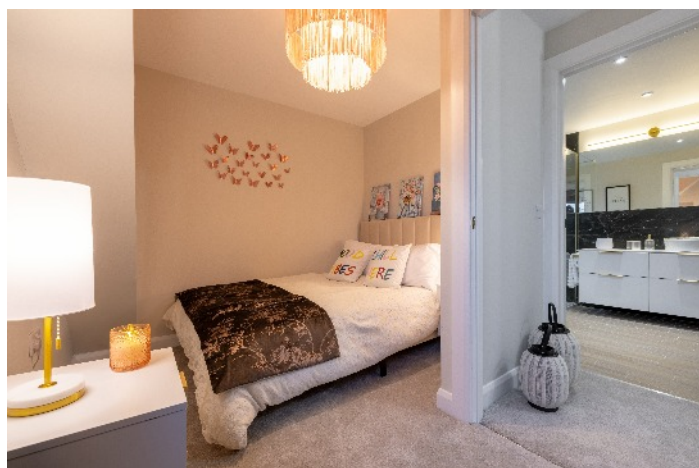


BEDROOM (2): 11' 1" x 8' 3" (3.38m x 2.51m)



BEDROOM (3): 13' 9" x 7' 10" (4.19m x 2.39m) At widest points.

BEDROOM (4): 13' 11" x 8' 7" (4.24m x 2.62m) At widest points.



Outside

OUTSIDE: Extensive timber deck area with steps to large lawns with mature bushes and hedges.
Basement storage.



Telephone 028 9066 3030

www.templetonrobinson.com

Location:

Approach roundabout at Carryduff from Belfast, take third exit into Queensfort Park South and property is 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

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