



Rare Fortwilliam Park Location - 3-Bedroom Family Home with Annex Potential on a Large Private Site

Situated in a highly sought-after cul-de-sac just off Fortwilliam Park, where homes rarely come onto the market.

Set on a generous, private site with large front and rear gardens, offering space, privacy, and an ideal long-term family home.

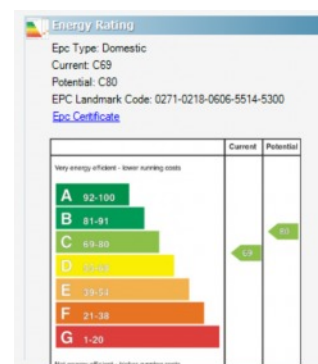
Annex space with separate access, already fitted with electricity, heating, laundry facilities, WC, and plumbing -ideal (subject to planning) for a self-contained one-bedroom unit for family use or income.

Well maintained with scope to modernise and add value. Briefly comprises a bright living room with working fireplace, separate dining room, large kitchen with larder, three bedrooms, and three WC facilities. Additional features include garden room and driveway parking for three cars. Early viewing advised.

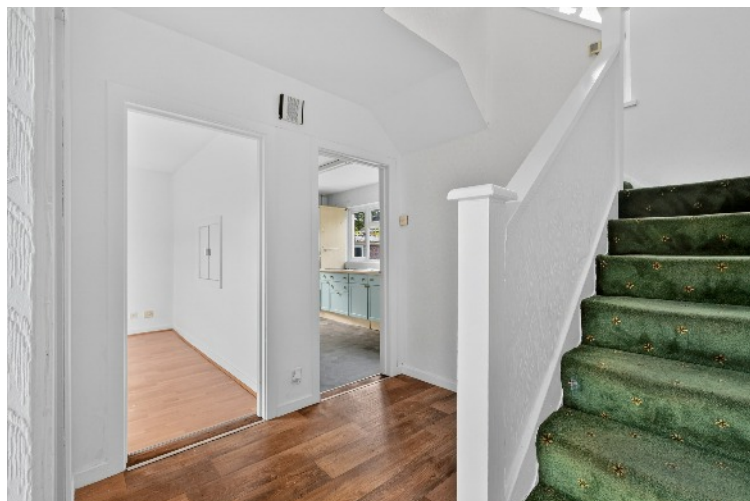
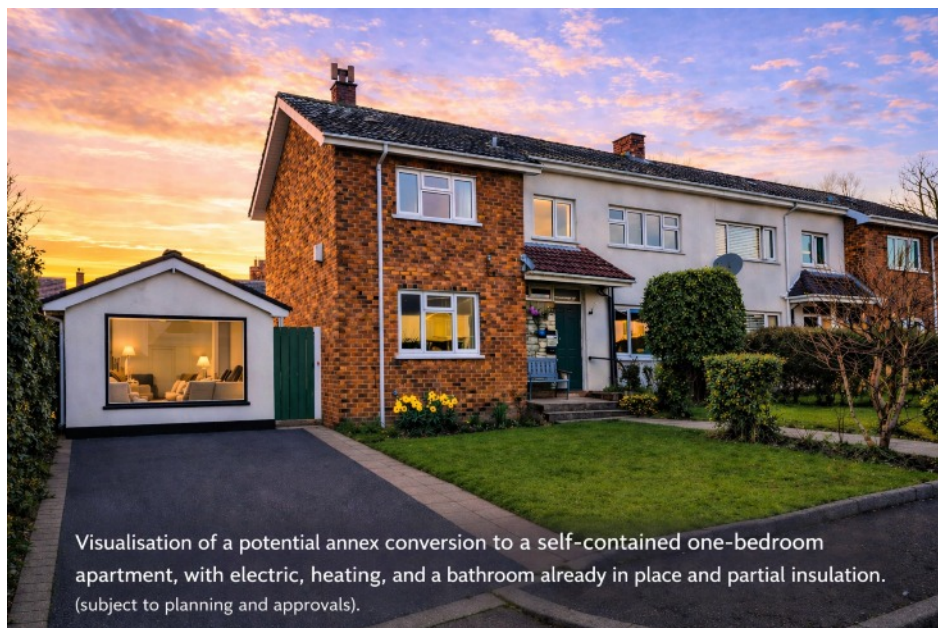
Offers Over  
£297,950

10 Fortwilliam Gardens,  
BELFAST,  
BT15 4BS

Viewing by  
appointment  
through agent  
028 9066 3030



- Prime location just off Fortwilliam Park in a quiet and private cul-de-sac setting
  - Bright living room with working fireplace
  - Separate dining room
  - Large kitchen with larder and modernisation potential
  - Three separate WC facilities, including downstairs WC
  - Three well-proportioned bedrooms with built-in storage
  - Family bathroom with separate bath and shower
  - Double glazing, upgraded insulation, gas fired central heating
  - Mature large rear secluded garden with patio
  - Large garden room with electricity and lighting, ideal as a home office or additional living space
  - Ample driveway parking
  - Annex space with separate access, electricity, heating, WC, and plumbing
  - Excellent opportunity to refresh, modernise, and add value
- \* Please Note: Some images are AI generated for illustrative purposes only \*



The Property Comprises:

Hardwood front door to...

Ground Floor

RECEPTION HALL: Laminate wooden floor.

GROUND FLOOR WC: White suite comprising low flush WC, floating wash hand basin, fully tiled walls, storage under stairs.

LIVING ROOM: 15' 9" x 11' 5" (4.8m x 3.48m) Laminate wooden floor, dual aspect windows, open fire with stainless steel canopy above, built in shelving.



DINING ROOM: 12' 4" x 10' 9" (3.76m x 3.28m) Laminate wooden floor.



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KITCHEN: 12' 3 " x 8' 9" (3.73m x 2.67m) Range of high and low level units, laminate work surfaces, 4 ring ceramic Neff hob, single drainer 1.5 sink unit with mixer tap, part tiled walls, built in Hotpoint oven, PVC double glazed access door to side.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 15' 6" x 10' 6" (4.72m x 3.2m) Dual aspect windows, vanity unit, extensive range of wall to wall built in wardrobes.



Large, bright bedroom of approx. 16ft x 12ft with plumbing in place, benefitting from wall-to wall built-in storage and plenty of natural light from both ends of the room.

BEDROOM (2): 12' 2" x 11' 0" (3.71m x 3.35m) Laminate wooden floor.



BEDROOM (3): 12' 3" x 8' 7" (3.73m x 2.62m) Laminate wooden floor, built in wardrobe.



BATHROOM: White suite comprising low flush WC, panelled bath with mixer tap, built in shower cubicle with Redring shower unit, fully tiled walls, vanity unit with chrome mixer tap and cabinet below.

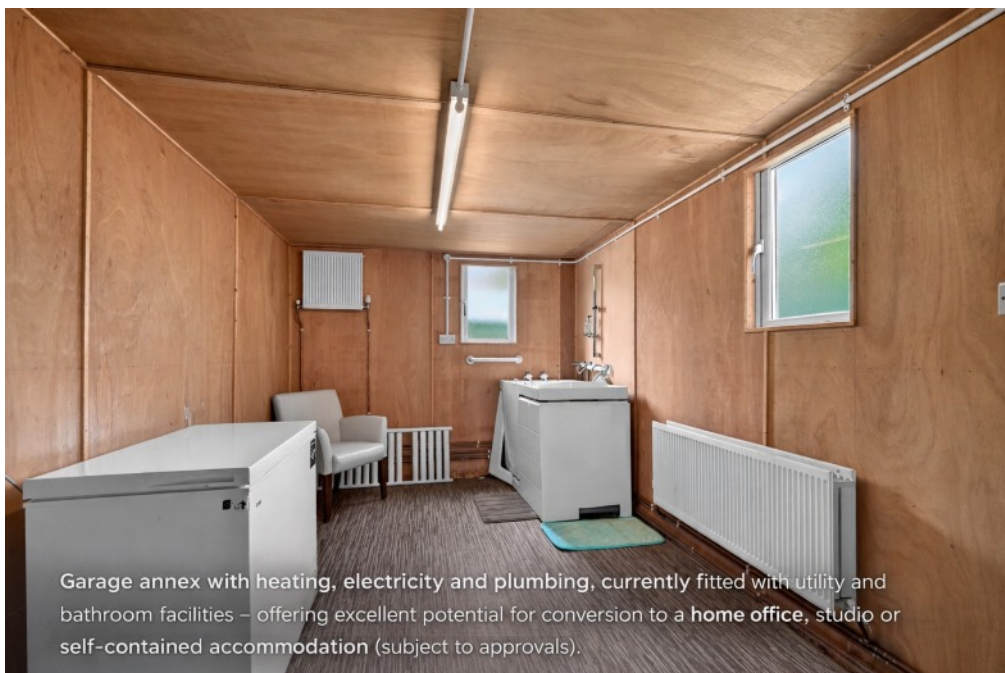


## Outside

**GARAGE:** 16' 8" x 9' 5" (5.08m x 2.87m) Up and over door, light and power. Utility area - plumbed for washing machine, built in Ideal gas fired boiler, additional storage room with vanity unit and low flush WC.

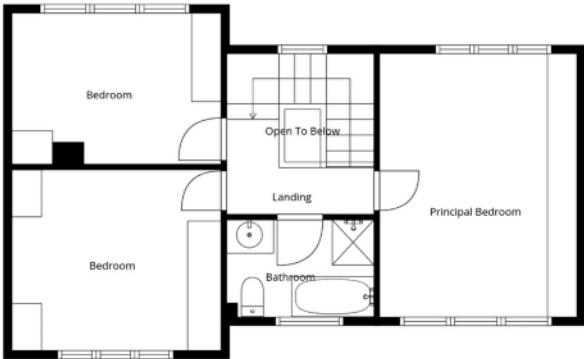
**REAR GARDEN:** Enclosed rear garden laid in lawn with paved patio area, water tap, garden shed, PVC fascia and soffit boards.

**FRONT GARDEN:** Off-street parking, laid in lawns.





Large private garden with garden room equipped with electric lighting – offering perfect potential for a home office, play room, or he / she cabin.



2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Driving out of town on the Antrim Road, turn right onto Fortwilliam Park and Fortwilliam Gardens is the second turn on the left.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
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