



Having been the subject of a full renovation project, this lovely, detached home requires the purchaser to do little except move in and enjoy their new home.

An abundance of natural light streams through large windows into the well-presented interior. With excellent and flexible accommodation on offer, this property will perfectly suit the growing family.

Externally this is complemented by an integral garage, driveway parking and landscaped gardens to the front and rear with sunny aspects.

Located just off the Outer Ring, Kensington is close to excellent local schools and amenities in Cherryvalley, Ballyhackamore, Gilnahirk and Belmont.

It is only upon internal inspection that one can appreciate all this delightful home has to offer.

Offers Over  
£415,000

10 Kensington  
Gardens,  
BELFAST,  
BT5 6NP

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Superb, detached family home in popular Cherryvalley location
- Fully refurbished and updated throughout
- Four well-proportioned bedrooms, Principal with ensuite
- Large living room with double doors to rear
- Additional lounge and feature fireplace
- Kitchen with solid tops, open to dining area and double doors to rear
- Family bathroom suite on first floor
- Driveway parking / integral garage
- GFCH / double glazing throughout
- Enclosed rear garden with sunny aspect
- Excellent local amenities, parks and schools all within walking distance
- Ballyhackamore & Belmont only a short distance away
- No onward chain

The Property Comprises:

## Ground Floor

uPVC front door with glass inset and side lights to . . .

RECEPTION HALL: Original oak Chevron style herringbone wooden flooring, cornice ceiling and ceiling rose, generous understairs storage/cloaks area.



LOUNGE: 10' 5" x 9' 10" (3.18m x 3m) (at widest points). Outlook to front, marble fireplace and surround with hearth, cornice ceiling, ceiling rose.



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LIVING/DINING ROOM: 20' 11" x 9' 5" (6.38m x 2.87m) (at widest points). Dual aspect to front and rear. uPVC double glazed sliding door to rear garden.



L-SHAPED KITCHEN/DINER: 17' 5" x 16' 10" (5.31m x 5.13m) (at widest points). Range of high and low level units, granite worktops and upstands, tiled floor, part tiled walls, low voltage recessed spotlights, space for fridge freezer, inset sink with chrome mixer tap, range of built-in glass cabinets and storage, built-in high level double oven and grill, built-in high level microwave, four ring hob with stainless steel splashback and built-in extractor fan. Ample space for casual dining, uPVC double glazed sliding door to rear garden.



## First Floor

LANDING: Picture window with outlook to rear garden and access hatch to roofspace.



BEDROOM (1): 11' 1" x 9' 10" (3.38m x 3m) (at widest points). Outlook to front.

ENSUITE BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, tiled panelled bath with chrome mixer tap, fixed glass door with chrome thermostatic control valve and telephone attachment for shower, frosted glass window, floor to ceiling radiator.



BEDROOM (2): 10' 9" x 10' 5" (3.28m x 3.18m) Outlook to front.



BEDROOM (3): 13' 0" x 9' 7" (3.96m x 2.92m) Outlook to front.



BEDROOM (4): 10' 0" x 8' 5" (3.05m x 2.57m) Outlook to side.



FAMILY BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome taps, chrome heated towel rail, fully tiled corner shower unit with glass sliding door, electric shower and telephone attachment, fully tiled walls, tiled floor, frosted glass window.



## Outside

Double driveway with off street parking for 2-3 cars. Enclosed front garden.

ATTACHED GARAGE 19' 9" x 9' 11" (6.02m x 3.02m) Up and over door, access to newly installed gas boiler.

Enclosed rear garden with newly installed surrounding fencing, outside tap, secure access gates to both sides of the property.



### Energy Rating

Epc Type: Domestic

Current: C71

Potential: C71

EPC Landmark Code: 0275-0218-8005-2608-5900

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80	71	71
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



## Location:

Coming around Outer Ring from Knock lights, heading towards Forestside, turn left before Marie Curie into Kensington Road. Kensington Gardens is first right.

## Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

## Other Branches

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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