



Tucked away in a quiet cul de sac location just off the Holywood Road, this modern townhouse is conveniently located close to Belmont Village, Holywood Exchange and Sydenham train station.

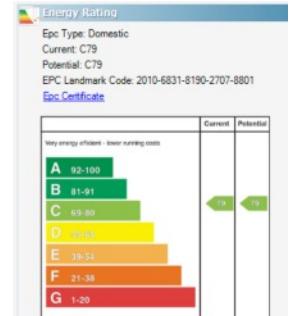
Immaculately presented throughout, this is the perfect opportunity for young professionals and downsizers. The accommodation comprises lounge with casual dining area, separate kitchen and two double bedrooms. The property also benefits from a ground floor WC and gas central heating.

Externally the property offers an allocated parking space plus ample visitor parking, and a tiered privately owned garden area to the side, with patio seating area.

**Offers Over
£185,000**

3A Station Road,
BELFAST,
BT4 1RE

**Viewing by
appointment with
& through agent
028 9065 0000**



- Modern townhouse in a complex of four
- Bright and airy lounge with casual dining area
- Separate kitchen with range of built in appliances
- Two double bedrooms, principal with walk in robe
- Bathroom/Ground floor WC
- Gas central heating/uPVC Double glazing
- Allocated parking space plus ample visitor parking
- Privately owned tiered side garden
- Only a few minutes drive from an array of shops, restaurants and Belfast City Airport
- Perfect for young professionals and downsizers



The Property Comprises:

Ground Floor

Communal entrance to:

ENTRANCE HALL: Front door to:

RECEPTION HALL: Laminate wood effect floor, intercom.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin, tiled floor, low voltage spotlights.

LOUNGE/DINING: 20' 6" x 13' 11" (6.25m x 4.24m)

Laminate wood effect floor, casual dining area.

KITCHEN: 8' 9" x 8' 9" (2.67m x 2.67m) Modern fitted kitchen with range of high and low level units, integrated fridge/freezer, four ring electric hob, electric underbench oven, stainless steel splashback, stainless steel extractor hood, integrated dishwasher, plumbed for washing machine, stainless steel one and a half bowl sink unit, tiled floor, low voltage spotlights.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 16' 9" x 12' 4" (5.11m x 3.76m) (at widest points). Walk-in wardrobe with gas boiler.

BEDROOM (2): 13' 9" x 9' 1" (4.19m x 2.77m)

BATHROOM: White suite comprising low flush wc, half pedestal wash hand basin, panelled bath with mixer tap and telephone hand shower, chrome heated towel rail, tiled floor, part tiled walls.

Outside

Private tiered side garden.

Management company: Station Road Management Company.

Service Fees: Approx £400 per annum.

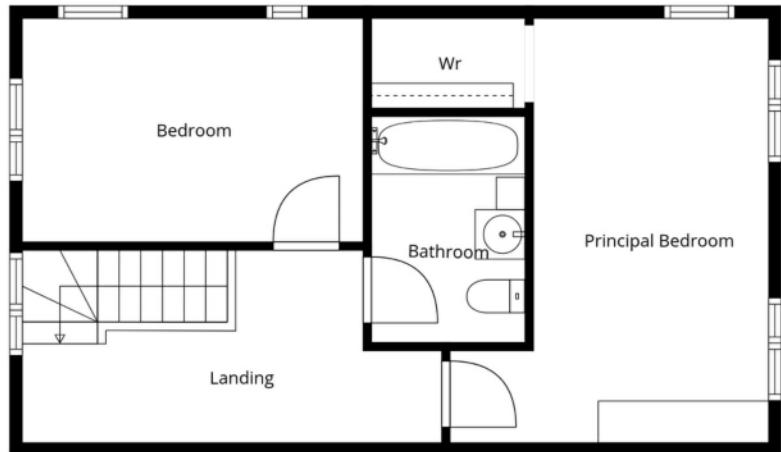


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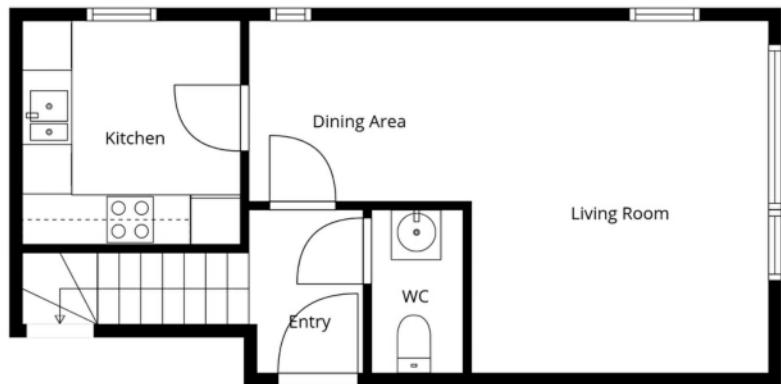
www.templetonrobinson.com

Location:

From the Holywood Road, turn onto Station Road. 3a is located a short distance on the right.



2nd Floor



1st Floor

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

Sizes And Dimensions Are Approximate. Actual May Vary.

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