



Stylishly presented throughout, this modern home offers well-proportioned accommodation over two levels.

All three bedrooms are of a good size and the principal features an ensuite shower room.

The kitchen is open plan so is large enough to incorporate a casual dining/sitting area. French doors then take you out into a west-facing, enclosed rear garden which is perfect for those sunnier days.

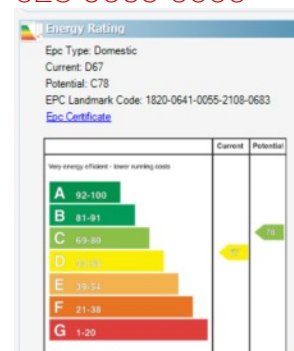
Within walking distance of the Belmont Road and the likes of CS Lewis Square, Belfast City centre is less than two miles away.

Recent sales in this highly regarded locality have proved very popular so we would recommend viewing as soon as possible.

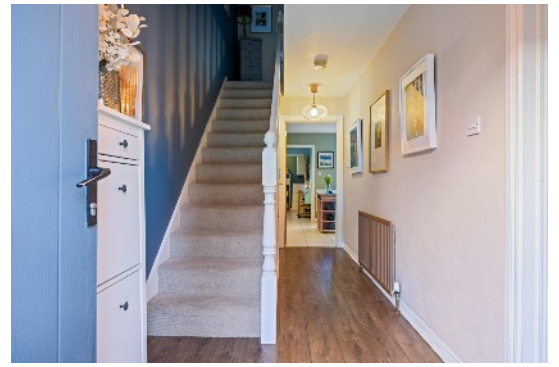
**Offers Over  
£235,000**

22 Lewis Drive,  
BELFAST,  
BT4 1EN

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Well-presented, semi-detached property
- Three bedrooms
- Principal with ensuite shower room
- Living room with bay window and attractive fireplace
- Modern kitchen with casual dining/sitting areas
- French doors to charming rear garden
- Good sized utility room
- Downstairs cloakroom with plumbing for low flush suite
- First floor bathroom with white suite
- Gas fired central heating
- Double glazed throughout
- Off-street, driveway parking for two vehicles
- Close to excellent local amenities, parks and public transport connections including Glider network



The Property Comprises:

### Ground Floor

Front door with glazed inset.

HALLWAY: Under stairs storage cupboard.

LIVING ROOM: 18' 1" x 11' 0" (5.51m x 3.35m) (into bay and at widest points). Attractive fireplace with granite hearth, gas coal effect fire.



KITCHEN/DINING: 17' 7" x 10' 7" (5.37m x 3.22m) Range of high and low level units. Integrated four ring Smeg gas hob with extractor fan over, underbench Stoves oven. Plumbed for dishwasher. Franke sink unit with mixer tap. Ceramic tiled floor. Open plan to:  
CASUAL DINING/SITTING AREA: French doors to garden. Door to:



UTILITY ROOM: 8' 0" x 5' 11" (2.45m x 1.8m)  
Built-in units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer/fridge etc. Ceramic tiled floor. Door to:

CLOAKROOM: Plumbed for wc. Built-in cupboards. Gas boiler. Ceramic tiled floor.



First Floor

PRINCIPAL BEDROOM: 11' 1" x 10' 1" (3.37m x 3.08m)

ENSUITE SHOWER ROOM: Comprising tiled shower cubicle. Pedestal wash hand basin. Low flush wc.



BEDROOM (2): 12' 2" x 8' 8" (3.71m x 2.63m) (at widest points).



BEDROOM (3): 8' 8" x 8' 5" (2.65m x 2.56m) (at widest points). Built-in storage cupboard.



BATHROOM: White suite comprising panelled bath with telephone hand shower, screen. Pedestal wash hand basin. Low flush wc. Part tiled walls.



LANDING:



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## Outside

FRONT GARDEN: Lawn with paved path to front door.

Driveway with off-street parking for two vehicles.

Gate from driveway to:

FULLY ENCLOSED REAR GARDEN: West-facing. Excellent range of mature plants, trees and shrubs. Pavior patio areas and parquet-style deck.

Summerhouse.

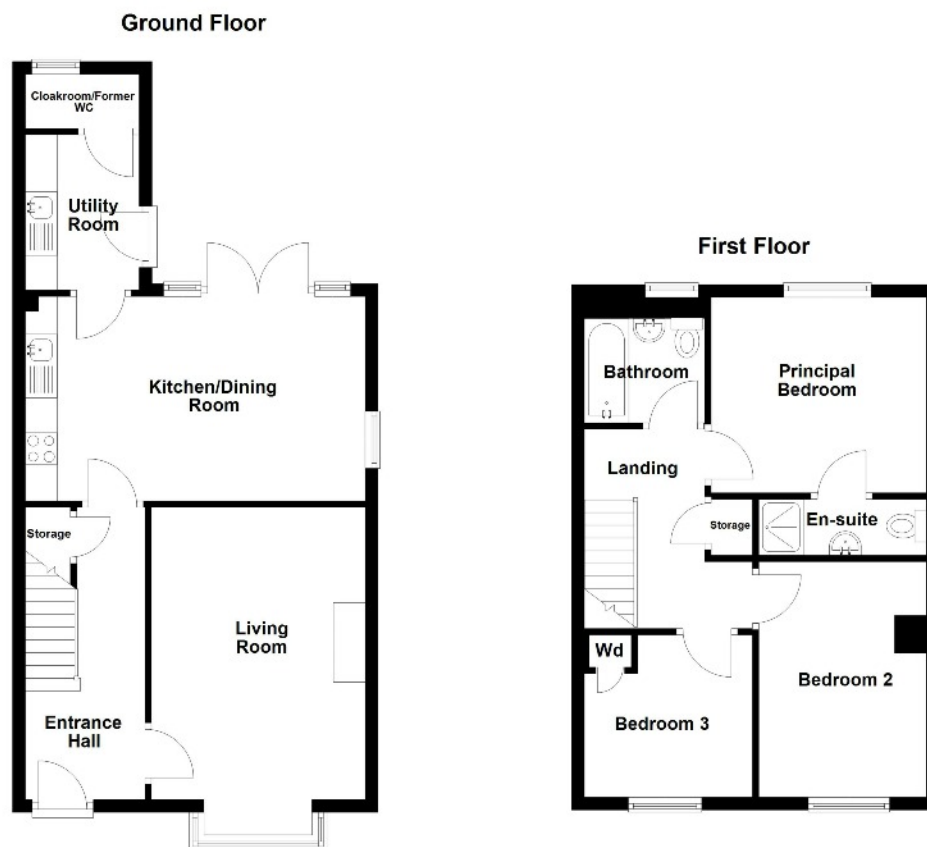
Additional covered sitting area with built-in cupboard. Privacy screen (retractable). Outside light.





## Location:

Turn off Connsbrook Avenue into Parkgate Avenue. Straight on to Mersey Street and Lewis Drive is on the left before the mini roundabout. Property is on the right hand side just after Lewis Gardens.



## 22 Lewis Drive, Belfast

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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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