



This deceptively spacious modern end townhouse is tucked away in the quiet yet convenient cul de sac location just off Ladas Drive. Within walking distance are local shops, cafes and public transport routes.

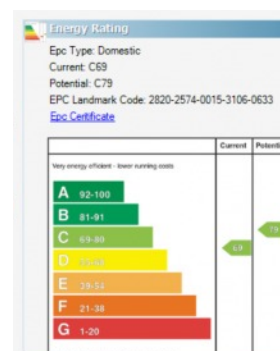
The property offers a spacious first floor lounge with casual dining area and separate kitchen. There are three bedrooms, with the option of a fourth bedroom on the ground floor (currently used as a study). The property also benefits from a ground floor WC and separate utility room.

Externally there is driveway parking for two cars, leading to integral garage, plus additional visitor parking bays. To the rear there is an enclosed landscaped garden area with mature trees, backing on to the Cregagh playing fields.

Offers Over  
£257,500

5 The Village Green,  
Belfast,  
BT6 9FF

Viewing by  
appointment with  
& through agent  
028 9065 0000





- Spacious three storey end townhouse
- Quiet yet convenient cul de sac location, close to shops and cafes
- First floor lounge with faux balcony overlooking playing fields
- Casual dining area and wood burning stove
- Separate kitchen with range of built in appliances
- Three second floor bedrooms
- Ground floor study/potential 4th bedroom
- Ground floor WC/Separate utility room
- Double glazing/Gas central heating
- Driveway parking for two cars leading to integral garage
- Hard landscaped rear garden in lawn with mature trees

The Property Comprises:

uPVC front door with glazed side panels to...

Ground Floor

ENTRANCE HALL: Tiled floor, low voltage spotlights, understairs cloaks area, access to garage.



DOWNSTAIRS W.C.: Low flush WC, pedestal wash hand basin, tiled floor, fully tiled walls.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

STUDY/BEDROOM 4: 9' 5" x 8' 4" (2.87m x 2.54m) Tiled floor, glazed uPVC doors to rear.



UTILITY ROOM: 6' 9" x 5' 9" (2.06m x 1.75m) Plumbed for washing machine, stainless steel single drainer sink unit, glazed uPVC door to rear, gas boiler, fully tiled walls, tiled floor.



## First Floor

LOUNGE: 17' 8" x 16' 8" (5.38m x 5.08m) At widest points. Feature fireplace with wood burning stove, laminate wood effect flooring, glazed double doors to faux balcony, low voltage spotlighting.

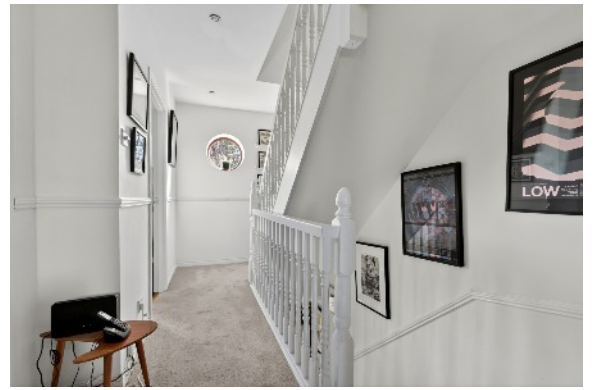


KITCHEN: 9' 11" x 8' 0" (3.02m x 2.44m) Modern fully fitted kitchen with range of high and low level units, 4 ring electric hob, extractor fan over, integrated dishwasher, integrated fridge/freezer, stainless steel 1.5 bowl sink unit, fully tiled walls, tiled floor, low voltage spotlighting.



## Second Floor

Access to roofspace, shelved storage cupboard.



BEDROOM (1): 13' 0" x 9' 11" (3.96m x 3.02m)



BEDROOM (2): 12' 8" x 7' 5" (3.86m x 2.26m) Wall to wall sliding robes, laminate wood effect flooring.

BEDROOM (3): 9' 0" x 7' 1" (2.74m x 2.16m) Low voltage spotlighting.



BATHROOM: White suite comprising vanity sink unit, low flush wc, panelled bath with over head shower, fully tiled walls, tiled floor, low voltage spotlighting.



Outside

FRONT: Driveway parking for two cars, leading to...

GARAGE: 16' 6" x 9' 8" (5.03m x 2.95m) Up and over door, light and power.

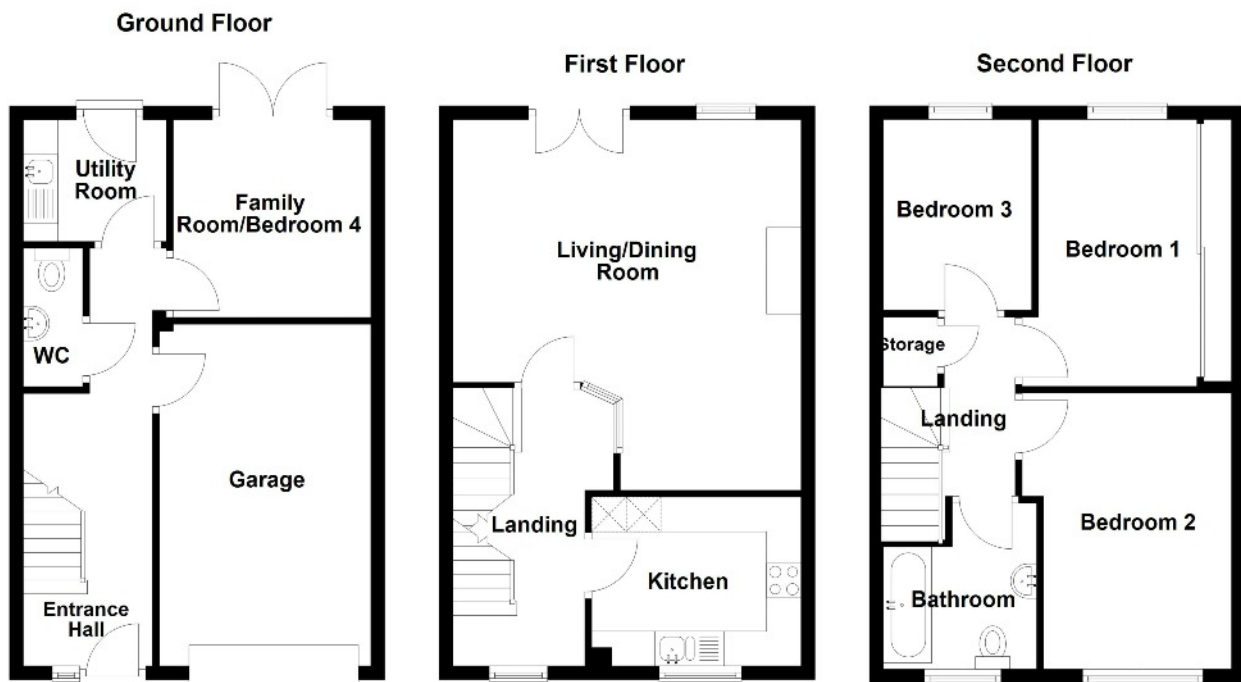
REAR: Private and enclosed hard landscaped garden with mature trees.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

Location:

From Ladas drive, turn onto Graham Gardens. Follow the road round to the right which becomes The Village Green.



## 5 The Village Green, Belfast

### 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

[www.templetonrobinson.com](http://www.templetonrobinson.com)

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.