



Tucked away in a cul de sac just off the Hollywood Road, this attractive terrace offers well-proportioned accommodation on both floors.

Modernised by the current owner-occupier, there is little for a purchaser to do except move and enjoy their new home.

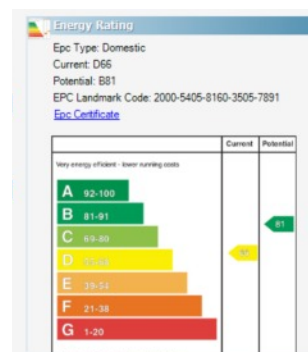
Excellent local amenities on the Hollywood Road and Connsbrook Avenue are within a short stroll. Both Belmont and Ballyhackamore are also a mile away and the city centre is easily accessible via road or rail.

Early inspection is strongly recommended as recent sales in this area have proved very popular.

Offers Over
£175,000

30 Vidor Gardens,
Belfast,
BT4 1QX

Viewing by
appointment with
& through agent
028 9065 0000



- Deceptively spacious terrace
- 3 bedrooms
- Living room with feature fireplace
- Modern Kitchen with integrated hob and oven
- Open plan to casual dining area
- First floor contemporary shower room
- Gas fired central heating
- Double glazed throughout
- Front garden
- Rear patio-style garden with southerly aspect
- Walking distance to excellent local amenities and train station
- Re-wired within last 10 years
- Quiet yet convenient cul de sac location



The Property Comprises:

Wooden front door with double glazed inset.

Ground Floor

RECEPTION HALL:

LIVING ROOM: 14' 9" x 12' 10" (4.5m x 3.9m)

KITCHEN/DINING: 16' 5" x 8' 8" (5.01m x 2.64m) Modern fitted kitchen with a range of high and low level units. Stainless steel sink unit with mixer taps. Integrated oven and ceramic hob, stainless steel extractor fan. Plumbed for washing machine, space for fridge freezer. Part tiled walls. Understair storage and door to rear garden.



First Floor

LANDING: Access to roofspace via pull down ladder.

BEDROOM (1): 13' 9" x 11' 2" (4.2m x 3.4m)

BEDROOM (2): 11' 2" x 10' 2" (3.4m x 3.1m)

BEDROOM (3): 10' 6" x 6' 7" (3.2m x 2m)

SHOWER ROOM: White suite comprising low flush wc, wash hand basin with mixer tap and tiled splashback. Corner shower cubicle with Redring electric shower. Ceramic tiled floor, PVC tongue and groove ceiling and extractor fan.

Outside

FRONT: Paved forecourt, pedestrian gate to path to front door. Passageway with access for bins etc.

REAR: Fully enclosed, patio-style garden with southerly aspect. Brick garden store. Outside tap.



Telephone 028 9065 0000

www.templetonrobinson.com

Location:

Travelling along the Palmerston Road, turn left onto the Larkfield Road and then right into Larkfield Grove. At the end of the road turn right and the property is on the right hand side.

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

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