



Templeton Robinson is delighted to welcome on the sales market this stunning semi detached family home. Retaining many of its original features this excellent property benefits from real character and charm. Extended to the rear with ample room for further potential extension, there is excellent versatile accommodation on offer.

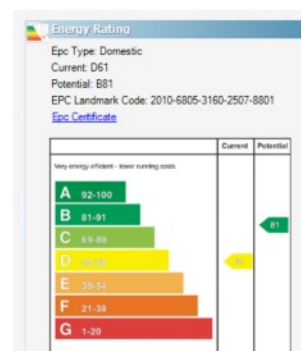
Externally, there is a delightful garden to the rear, and driveway parking leading to attached garage.

Irwin Crescent is located minutes away from the vibrant villages of Ballyhackamore and Belmont. An array of local shops, amenities and eateries are walking distance of your front door. Belfast City Centre is also a short journey away via car or local public transport routes.

Offers Over  
£295,000

69 Irwin Crescent,  
BELFAST,  
BT4 3AQ

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Charming bay fronted red brick semi detached home
- Lounge with feature fireplace
- Living room with feature fireplace
- Breakfast room leading to fitted kitchen
- Three bedrooms
- Bathroom with modern white suite
- Gas central heating/uPVC double glazing
- Delightful rear garden in lawn
- Driveway parking leading to attached garage
- Within walking distance of the bustling Belmont and Ballyhackamore villages
- Irwin Crescent is not a through road and therefore a quiet yet extremely convenient location
- No onward chain

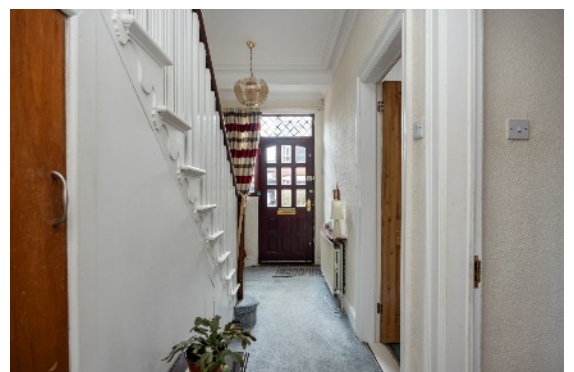


The Property Comprises:

Ground Floor

Glazed hardwood front door to . . .

RECEPTION HALL: Cornice ceiling, storage understairs.



LIVING ROOM: 13' 7" x 11' 7" (4.14m x 3.53m) (into bay). Cornice ceiling, picture rail, tiled fireplace and hearth, gas coal effect fire.



SITTING ROOM: 11' 7" x 10' 9" (3.53m x 3.28m) (into bay). Mature outlook over rear garden, brick fireplace with tiled hearth, cornice ceiling.



BREAKFAST ROOM: 10' 9" x 8' 3" (3.28m x 2.51m) (at widest points). Glazed inner door through to . . .



KITCHEN: 11' 3" x 8' 7" (3.43m x 2.62m) Range of high and low level units, laminate work surfaces, plumbed for washing machine, integrated four ring ceramic hob with extractor fan above, stainless steel single drainer sink unit with mixer tap, fully tiled walls, outlook to rear garden, dual aspect windows, built-in high level double oven, glazed door to rear garden.



## First Floor Return

BATHROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, built-in shower cubicle with shower unit, fully tiled walls, ceramic tiled floor, hotpress with copper cylinder and built-in shelving above.



## First Floor

BEDROOM (1): 13' 6" x 10' 4" (4.11m x 3.15m) (into bay). Cornice ceiling, picture rail.



BEDROOM (2): 11' 8" x 10' 9" (3.56m x 3.28m) Mature outlook to rear garden, cornice ceiling, picture rail.



BEDROOM (3): 8' 0" x 7' 6" (2.44m x 2.29m)



## Outside

Large enclosed rear garden laid in extensive lawns with an array of shrubs and flower beds, mature trees and plants, paved patio area ideal for barbecuing and outdoor entertaining .

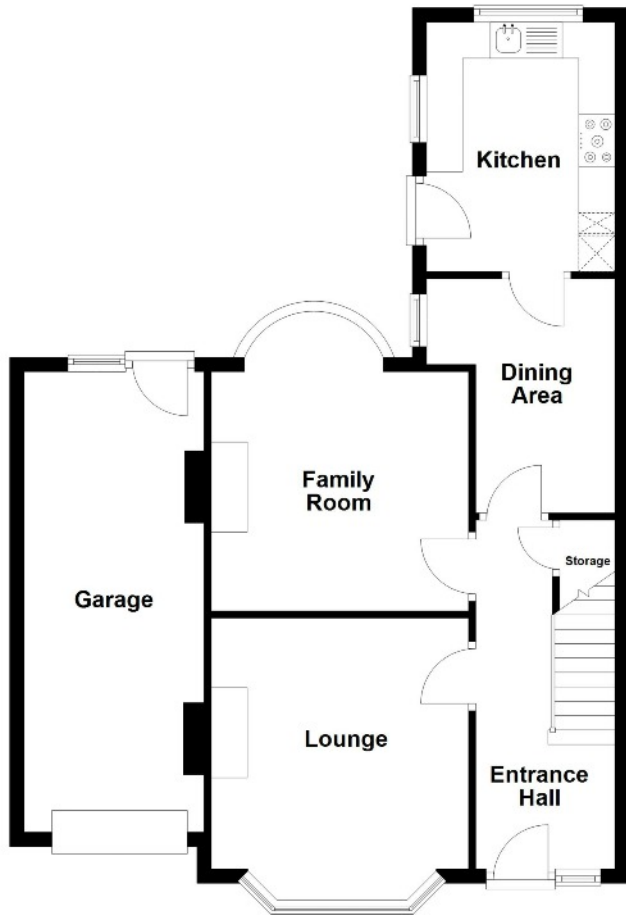
GARAGE: 21' 1" x 8' 0" (6.43m x 2.44m) Roller shutter door, built-in cupboards, built-in Worcester gas fired boiler, light and power. Driveway with off street parking.



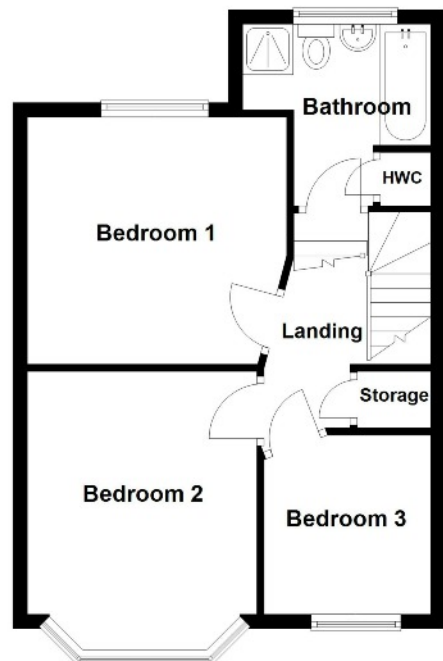
## Location:

From Templeton Robinson Office in centre of Ballyhackamore, head towards City Centre on Upper Newtownards Road. Fourth right after Knock Fire Station is Irwin Avenue and the Crescent is third right.

## Ground Floor



## First Floor



## 69 Irwin Crescent, Belfast

### Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

### Other Branches

North Down - 028 90 42 4747

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