



This deceptively spacious modern semi detached home is beautifully presented throughout. Located in a quiet cul de sac location just off the Belmont Road, Belmont and Ballyhackamore villages, as well as Stormont Estate and Belfast City Airport are only a five minute drive away.

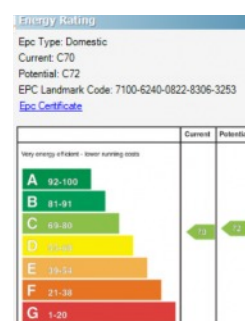
The accommodation offers two separate reception rooms, kitchen with casual dining area and three excellent double bedrooms. In addition to the family bathroom the property also benefits from a round floor shower room.

Externally there is a private and enclosed garden in lawn, shed with electricity supply and driveway parking for potentially up to two cars.

Offers Over  
£315,000

11 Tweskard Lodge,  
Belmont Road,  
BELFAST,  
BT4 2RH

Viewing by  
appointment with  
& through agent  
028 9065 0000





- Deceptively spacious modern semi in quiet cul de sac location
- Lounge with Bio Ethonal stove and Oak wood floor
- Separate Living room
- Modern kitchen with casual dining area
- Three good sized double bedrooms
- Bathroom with contemporary suite and separate shower cubicle
- Additional ground floor shower room
- Driveway parking to front (potential for additional space)
- Private and enclosed rear garden in lawn
- Timber store shed with light and power
- Only a few minutes drive from Belmont and Ballyhackamore village

The Property Comprises:

## Ground Floor

Composite front door to:

ENTRANCE HALL: Oak floor, storage cupboard.



LOUNGE: 15' 2" x 11' 4" (4.62m x 3.45m) Oak floor, cornice ceiling. Feature fireplace with bioethanol stove, slate hearth.



LIVING ROOM: 9' 9" x 9' 7" (2.97m x 2.92m) Laminate wood effect floor.



KITCHEN/DINING: 21' 6" x 8' 8" (6.55m x 2.64m) Modern fitted kitchen with range of high and low level units, integrated fridge and freezer, range cooker, plumbed for washing machine, vented for tumble dryer, stainless steel one and a half bowl sink unit, low voltage spotlights, tiled floor. Casual dining area. Patio door to rear.



SHOWER ROOM: White suite comprising low flush wc, vanity sink unit, fully tiled shower cubicle with rain head and telephone hand shower.



First Floor

Access to roofspace. Storage cupboard with gas boiler.

BEDROOM (1): 14' 8" x 9' 9" (4.47m x 2.97m)



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BEDROOM (2): 13' 10" x 9' 7" (4.22m x 2.92m)



BEDROOM (3): 14' 8" x 10' 5" (4.47m x 3.18m)



BATHROOM: White suite comprising free standing bath, vanity sink unit, low flush wc, walk-in shower cubicle, low voltage spotlights, part tiled walls, chrome heated towel rail.



## Outside

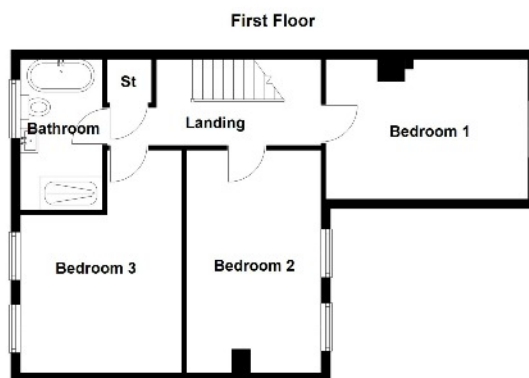
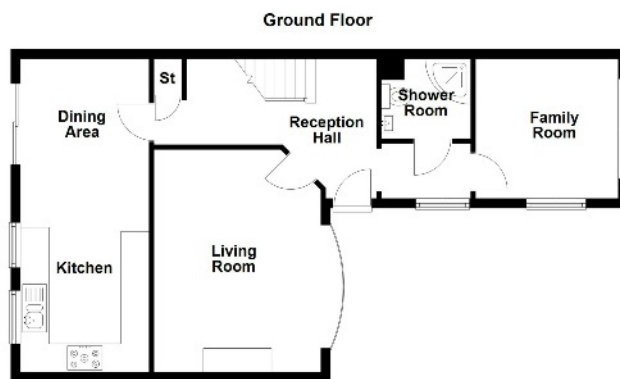
FRONT: Parking area.

REAR: Private and enclosed rear gardens in lawns with red brick and timber fencing boundary. Timber shed with light and power.



## Location:

From Campbell College roundabout, head up the Belmont Road. Tweskard Lodge is located on right.



**11 Tweskard Lodge, 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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