

TEMPLETON
ROBINSON



Set on this beautiful tree-lined avenue within a quiet residential area, this beautiful, red brick semi-detached home is just minutes from Belmont and Ballyhackamore villages. Having been the subject to modernisation over recent years this property will appeal to a wide range of purchasers including the first-time buyer and growing families alike.

The kitchen is open plan to a dining room or additional family area which is a great focal point for modern day living. A living room to the front with a feature fireplace, three bedrooms and a family bathroom gives plenty accommodation throughout.

Conveniently located close to schools, shops and amenities and excellent public and private transport links are near at hand for ease of access to Belfast city centre and beyond.

Offers Over
£299,950

1 Wingrove Gardens,
BELFAST,
BT5 5NA

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, Semi-Detached in Popular Location
- Three Well-Proportioned Bedrooms
- Living Room with feature Fireplace
- Modern Kitchen with Appliances, Open to:
- Dining Room / Family Area
- Family Bathroom on First Floor
- Ground Floor W.C / Cloakroom
- GFCH / uPVC Double Glazing Throughout
- Enclosed Rear Garden with Sunny Aspect
- Driveway Parking
- Attached Garage
- Walking Distance to Ballyhackamore & Belmont Villages
- Close to Excellent Schools, Comber Greenway & Gilder Network



The Property Comprises:

Hardwood front door to:

Ground Floor

ENTRANCE HALL: Quarry tiled floor. Cornice ceiling. Understair storage

LIVING ROOM: 14' 1" x 11' 4" (4.29m x 3.45m) (Into bay). Cornice ceiling. Feature cast iron fireplace with slate hearth. Picture rail.



KITCHEN: 14' 8" x 8' 12" (4.47m x 2.74m) Modern range of high and low level units. Wooden work surfaces. 1.5 stainless steel sink unit with chrome mixer tap. Underbench over, 4 ring ceramic hob. Extractor. Integrated dishwasher. Space for fridge/freezer. Tiled flooring. Spotlights. uPVC double doors to rear. Open to:



DINING ROOM: 11' 4" x 10' 5" (3.45m x 3.18m) Tiled flooring.



DOWNSTAIRS W.C.: White suite comprising: Dual flush W.C. Wash hand basin with mixer tap. Quarry tiled floor. Understair storage cupboard plumbed for washing machine.



First Floor

LANDING:

PRINCIPAL BEDROOM 11' 4" x 11' 3" (3.45m x 3.43m) Exposed and treated floorboards. Cornice ceiling.



BEDROOM (2): 11' 4" x 10' 5" (3.45m x 3.18m) Outlook to rear. Cornice ceiling.



BEDROOM (3): 8' 12" x 7' 7" (2.74m x 2.31m)



BATHROOM: White suite comprising: Dual flush W.C. Pedestal wash hand basin with chrome mixer taps. Panelled bath with mixer taps. Separate shower cubicle with thermostatic shower. Chrome heated towel rail. Part tiled walls. Part panelled walls. Access to roofspace.



Outside

GARAGE: 14' 7" x 7' 8" (4.44m x 2.34m) Up and over roller door. Power + Light.

Front: Driveway parking. Mature shrubbery. Garden in lawn.

Rear: Garden laid in lawn, surround mature shrubbery. Additional patio area. Flowerbeds. Outside socket. Outside tap.





Location:

Travelling city bound from centre of Ballyhackamore along Upper Newtownards Road turn left into North Road at traffic lights, continue past Cyprus Avenue and take first right over bridge into Martinez Avenue. Wingrove Gardens is second left.

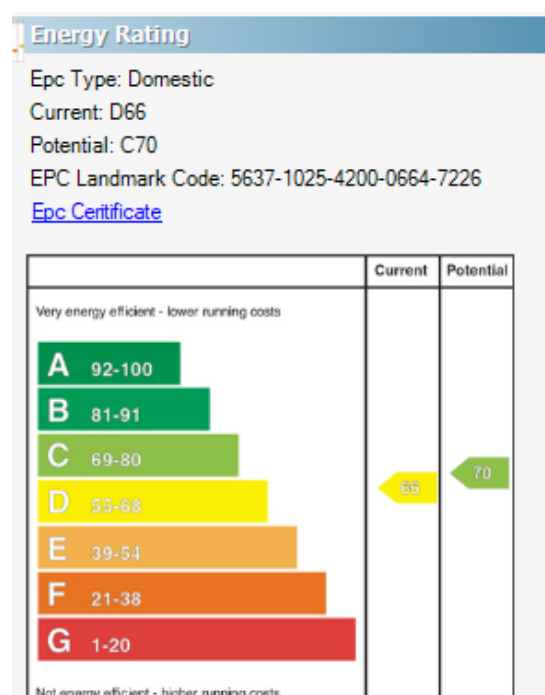
Belfast Branches

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



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