



This beautifully presented, detached, family home is ideally located only minutes to parks, shops, restaurants and to an excellent range of primary and secondary schools in Stormont, Ballyhackamore and Belmont.

Leaving the purchaser nothing to do but move in, the property is sure to appeal to a range of buyers including the growing family.

Internally the property boasts four well-proportioned bedrooms, family room with feature fireplace, separate living room open to dining area, kitchen with access to the rear, downstairs W.C. and a main family bathroom on the first floor.

Early viewing is highly recommended to appreciate all this fine home has to offer.

Offers Over
£415,000

1 Thornhill Crescent,
Belfast,
BT5 7AS

Viewing by
appointment with
& through agent
028 9065 0000



- Impressive, detached family home in popular Stormont area
- Four well-proportioned first floor bedrooms
- Family room with bay window and feature fireplace
- Additional living room, open to dining area
- Modern kitchen with appliances
- Luxury family bathroom suite
- Attached garage with additional storage
- Patio sitting area to rear, gardens to front and side
- Downstairs W.C / cloakroom
- Excellent floored roofspace with potential to convert
- GFCH / double glazing throughout
- Driveway parking
- Excellent local amenities in Ballyhackamore and Belmont within walking distance
- Parks, schools and transport links all on your doorstep

The Property Comprises:

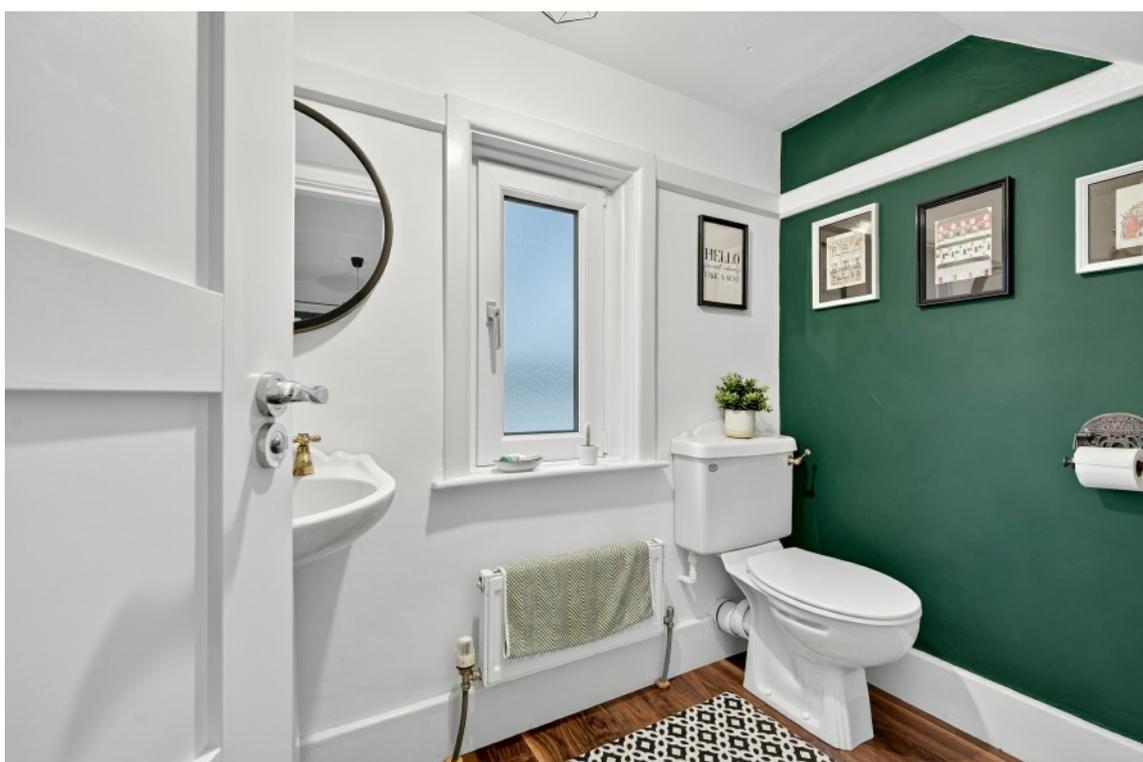
Upvc front door to...

Ground Floor

ENTRANCE HALL: Wood effect flooring.



DOWNSTAIRS W.C.: Low flush WC, pedestal wash hand basin with mixer tap, wood effect flooring.



FAMILY ROOM: 19' 3" x 12' 10" (5.86m x 3.90m) Into Bay. Wood effect flooring, feature fireplace with exposed brick surround, cornice ceiling, open to...



LIVING ROOM: 14' 1" x 11' 12" (4.3m x 3.65m) Into Bay. Wood effect flooring, feature fireplace with exposed brick surround, cornice ceiling, open to...



DINING ROOM: 11' 12" x 7' 11" (3.65m x 2.42m) Wood effect flooring.



KITCHEN: 13' 11" x 8' 3" (4.23m x 2.52m) Range of high and low level units, work surfaces, 1.5 stainless steel sink unit with mixer tap, under bench double oven, 4 ring gas hob, extractor fan, integrated dish washer, integrated fridge/freezer, feature glazed cabinets, undercounter lighting, wood effect flooring. Door to rear.



First Floor

LANDING: Access to large floored roofspace.



PRINCIPAL BEDROOM: 19' 2" x 12' 10" (5.85m x 3.9m) Into Bay. Wood effect flooring.



BEDROOM (2): 11' 11" x 10' 10" (3.64m x 3.29m) Wood effect flooring.

BEDROOM (3): 8' 1" x 7' 12" (2.47m x 2.43m) Laminate flooring.

BEDROOM (4): 7' 6" x 7' 0" (2.29m x 2.14m)



BATHROOM: White suite comprising dual flush WC, vanity unit with ceramic sink and mixer tap, walk in shower cubicle with thermostatic rainhead shower, pvc wall panelling, tiled flooring, chrome heated towel rail, spotlights.



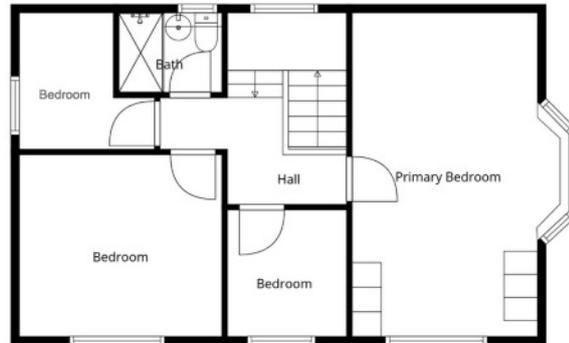
Outside

FRONT: Driveway parking, garden laid in lawns with mature shrubbery to both front and side of property.

REAR: Enclosed patio sitting area, utility store and gas boiler housing.

GARAGE: Up and over door, power and light.





Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Coming out of city on Upper Newtownards Road, turn right at Castlehill Road traffic lights, into Thornhill Park. Thornhill Crescent is first cul-de-sac on the right.

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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