



In excellent decorative order throughout, this attractive semi has been extensively modernised by the current owners.

Offering deceptively spacious, stylish accommodation over two floors, there is little for the purchaser to do except move in and enjoy their new home.

Externally the property is complemented by a well-appointed garden room which would be ideal for a number of usages, including those now working from home.

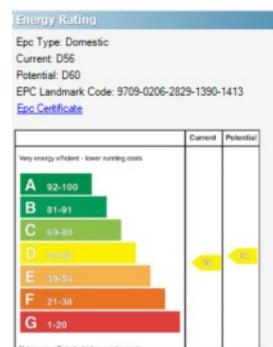
A highly regarded, tree-lined street, Belmont Park is equidistant from both bustling Ballyhackamore and Belmont Road, each of which offer a wide range of shops and services as well as multiple cafes and restaurants.

It is only upon internal inspection that one can appreciate all this delightful property has to offer.

Offers Over  
£395,000

5 Belmont Park,  
Belfast,  
BT4 3DU

Viewing by  
appointment with  
& through agent  
028 9065 0000





- Beautifully presented semi detached villa
- 3 well-proportioned bedrooms
- Modern kitchen with integrated appliances & casual dining area
- Living room with attractive fireplace & bay window
- Separate family/dining room, also with fireplace (both open fires)
- Family bathroom with contemporary white suite
- Double glazed throughout
- Gas fired central heating
- Insulated garden room/Home office
- Good-sized, floored roofspace
- Garden store
- South-west facing, enclosed, private rear garden
- Close to range of leading schools for all ages
- Short stroll to heart of Belmont & Ballyhackamore

The Property Comprises:

## Ground Floor

COVERED ENTRANCE PORCH: Composite front door to . . .



ENCLOSED ENTRANCE PORCH: Ceramic tiled floor and half tiled walls to dado rail. uPVC double glazed internal door with leaded glass insets to . . .

RECEPTION HALL: Cornice ceiling. Feature radiator. Solid oak flooring.

LIVING ROOM: 14' 8" x 12' 6" (4.46m x 3.81m) (into bay and at widest points). Attractive cast iron fireplace with tiled inset, granite hearth and marble surround (open fire with lined chimney). Bespoke window plantation shutters/blinds. Solid oak flooring.



FAMILY/DINING: 13' 3" x 12' 6" (4.03m x 3.82m) Feature cast iron fireplace with tiled hearth and wood surround (open fire with lined chimney). Cornice ceiling. Solid wood flooring. Picture rail. Access to understairs storage cupboard.



KITCHEN WITH BREAKFAST AREA : 18' 9" x 9' 3" (5.72m x 2.82m) Modern range of high and low level units with quartz work surfaces and splashback. Integrated Neff hob with four ring induction hob and additional two gas rings with extractor fan over. Neff double oven and additional micro-wave above. Plumbed for American style fridge freezer. Full height pull-out larder and wine rack. Bosch washing machine, CDA dryer. Integrated underbench fridge, Neff dishwasher. Single drainer 1.5 bowl underhung stainless steel sink unit. Cupboard with Worcester Bosch gas boiler. Peninsula unit with breakfast bar-style seating and additional storage. French doors to garden. Ceramic tiled floor.



First Floor Return

LANDING: Light well.

BATHROOM: Contemporary white suite comprising free-standing stone bath with mixer tap and telephone hand shower. Wash hand basin with storage underneath. Low flush wc. Walk-in shower enclosure with "rain" head and additional telephone hand shower. Fully tiled porcelain walls and floor, chrome heated towel rail. Bespoke window plantation blind/shutters.



BEDROOM (3): 9' 5" x 7' 10" (2.87m x 2.4m) (Currently used as study). Picture rail. Wood laminate floor.



First Floor

BEDROOM (2): 12' 5" x 10' 6" (3.78m x 3.21m) (at widest points). Picture rail.



BEDROOM (1): 16' 11" x 11' 3" (5.15m x 3.42m) (into wardrobes). Wall-to-wall range of bespoke built-in wardrobes with rails, drawers, baskets and shelving. Picture rail.



LANDING: Lightwell. Access via pull-down ladder to . . .

ROOFSPACE: Floored and insulated with light, (potential to convert for additional bedroom/workspace etc, subject to necessary approvals).



## Outside

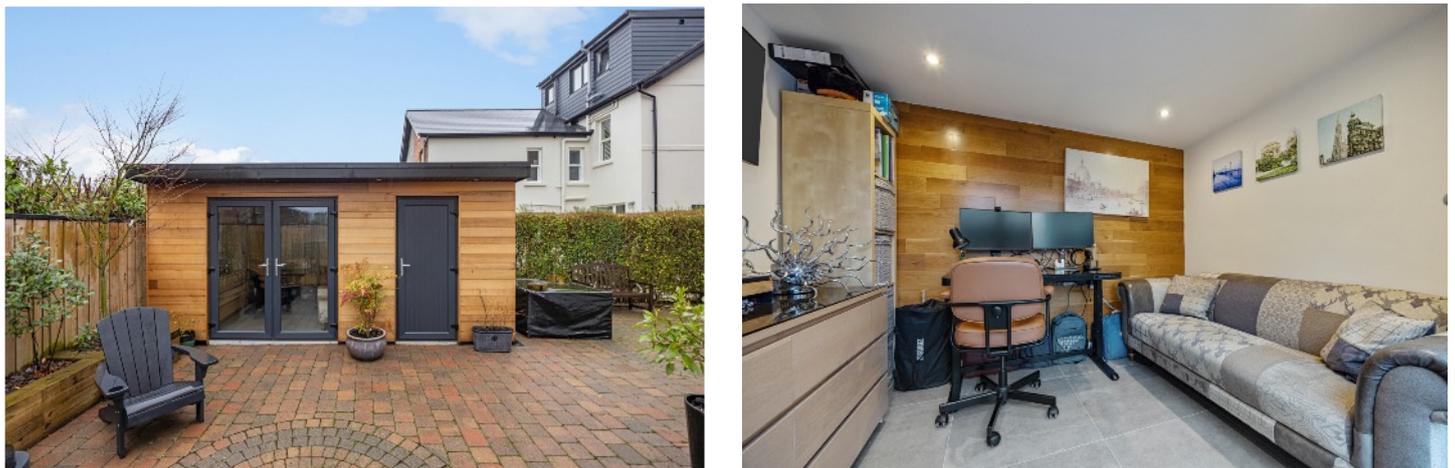
FRONT: Laid in brick paviors. Driveway with off-street parking for two cars.

Gate from driveway.

FULLY ENCLOSED REAR GARDEN: Excellent degree of privacy. South-west orientation. Laid in attractive, brick pavior with raised beds with plants, trees and shrubs. Screened bin store. Outside lights, tap and power points.



INSULATED GARDEN ROOM: 10' 3" x 7' 2" (3.13m x 2.19m) With spotlights and electric underfloor heating. Wired for broadband. uPVC double glazed French doors to garden. Feature external lighting.



ADJACENT STORE ROOM: 7' 9" x 5' 0" (2.36m x 1.52m) Electric lighting and utility sink.

## Location:

Coming out of Belfast on Holywood Road, turn right after Strand Cinema onto Belmont Road. Continue past shops and Belmont Park is on the right hand side just after Earlswood Road.

Telephone 028 9065 0000  
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Floorplan Is For Illustrative Purposes Only And Is Not To Scale

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