



Enjoying a quiet yet convenient location between the Wandsworth and Belmont Church Roads, this end terrace is therefore within walking distance of excellent schools, local amenities, eateries and public transport routes.

Well-proportioned throughout, there are two double bedrooms and a third which would be perfect for a child or as a space to work from home.

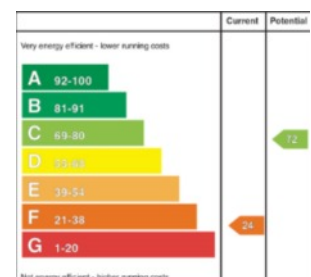
Externally this is complemented by low maintenance gardens and off-street parking.

Recent sales in this highly regarded locality have proved very popular so we would have no hesitation in recommending arranging a viewing as early as possible.

Offers Over
£235,000

3 Ardgreenan Gardens,
Ballyhackamore,
BELFAST,
BT4 3FR

Viewing by
appointment with
& through agent
028 9065 0000



- Deceptively spacious end Terrace
- Three well-proportioned bedrooms
- Living room with feature fireplace
- Kitchen open plan to casual dining area
- Conservatory to rear
- First floor bathroom
- Oil fired central heating
- Double glazed windows
- Off-street, driveway parking
- Enclosed rear garden
- Short stroll to both Ballyhackamore and Belmont
- Less than 3 miles to Belfast City Centre via private transport or Glider
- No onward chain



The Property Comprises:

Ground Floor

Hardwood front door with leaded stained glass inset.

RECEPTION HALL: Under stairs storage cupboard.

CLOAKROOM: (Potential for downstairs wc - subject to necessary consents).

LIVING ROOM: 14' 4" x 11' 11" (4.36m x 3.63m) Decorative tiled fireplace with tiled hearth. Double doors with glazed panels.

KITCHEN/DINING: 19' 1" x 8' 9" (5.81m x 2.67m) Range of high and low level units and breakfast bar. Range of high and low level units. Appliances including four ring electric hob and extractor fan over. Underbench oven. Fridge, freezer, washing machine. Single drainer stainless steel sink unit.

Ceramic tiled floor in kitchen area. Double doors with glazed panels to:

CONSERVATORY: 9' 7" x 8' 8" (2.91m x 2.63m) Double doors to garden.



First Floor

BEDROOM (1): 11' 11" x 10' 2" (3.64m x 3.09m)

Twin aspect.

BEDROOM (2): 13' 0" x 11' 11" (3.95m x 3.62m)

Twin aspect.

BEDROOM (3): 9' 2" x 6' 9" (2.8m x 2.05m)

BATHROOM: White suite comprising panelled bath with Redring electric shower. Pedestal wash hand basin. Low flush wc. Part tiled walls. Shelved hotpress with copper cylinder and immersion heater.

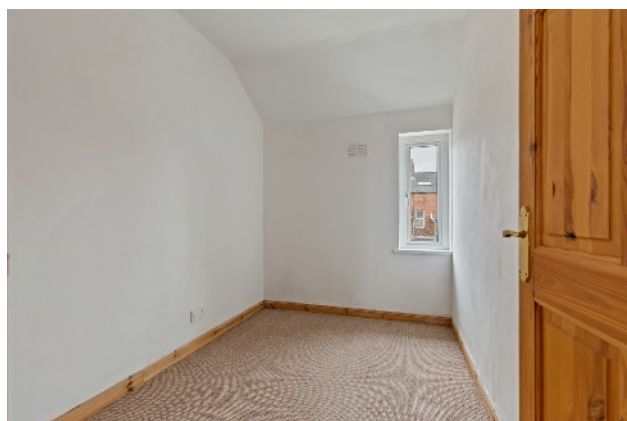
LANDING: Velux window with access to roofspace.

Outside

Separate pedestrian gate with path to front door. Matching double entrance gates with off-street, driveway parking.

FRONT GARDEN: Paved with shrubs and boundary hedging. Gate to side leading to:

REAR GARDEN: PVC oil tank, boiler housing. Raised beds. Covered in pink pebbles etc, designed for low maintenance.

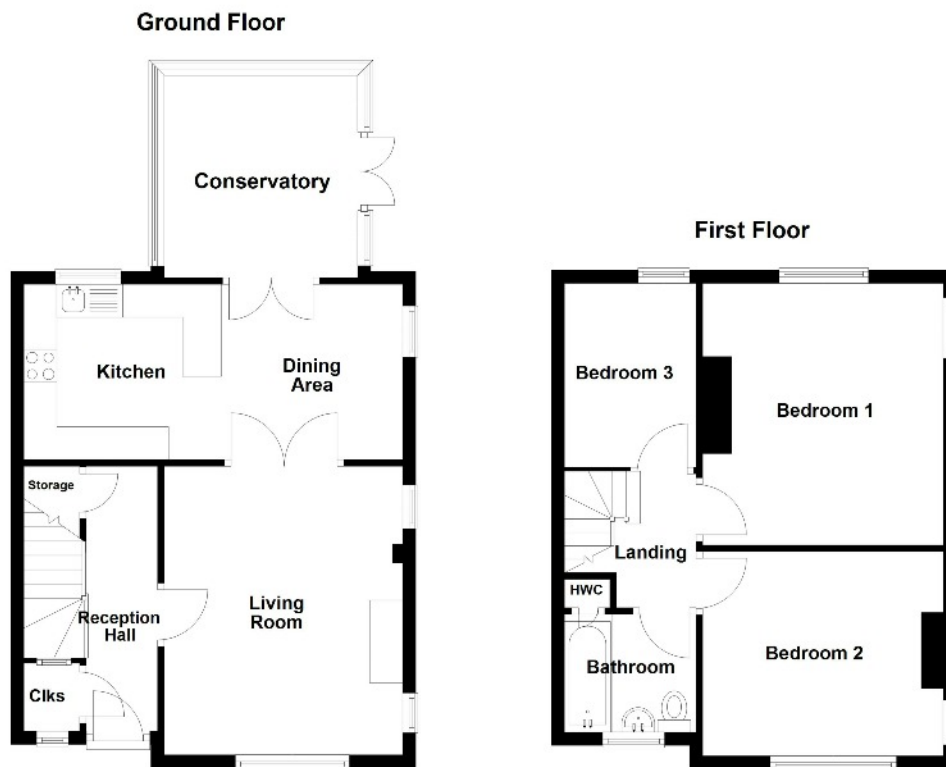


Telephone 028 9065 0000

www.templetonrobinson.com

Location:

Heading countrybound on the Upper Newtownards Road, go through shops etc in Ballyhackamore and take next left into Belmont Church Road. Second right into Wandsworth Parade and first left is Ardgreenan Gardens.



3 Ardgreenan Gardens, Belfast

Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

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