



Situated in a quiet cul de sac in this modern development of family homes, this detached property is well presented throughout. The accommodation in brief comprises of lounge, impressive kitchen/living/dining area with access to sunroom. There are two well proportioned bedrooms, principal with ensuite.

Externally there is driveway parking leading to garage plus gardens, with the rear offering privacy and ease of maintenance.

Belmont is renowned for its range of leading schools and is also ideal for commuting, in addition to having excellent local amenities etc. Ballyhackamore village and Stormont Estate are also close at hand.

Offers Over
£375,000

20 Schomberg Avenue,
BELFAST,
BT4 2JR

Viewing by
appointment with
& through agent
028 9065 0000



- Modern detached family home in popular residential development
- Lounge with feature fireplace and gas fire
- Kitchen with range of integrated appliances
- Open plan living/dining area
- Sunroom with double doors to rear garden
- Four bedrooms, principal with ensuite and built in furniture
- Bathroom with white suite
- uPVC Double Glazing/Gas central heating
- Attached garage with utility area to rear
- Enclosed raised garden in lawn to rear
- Only a few minutes drive from leading local schools, and Belmont and Ballyhackamore villages

The Property Comprises:

Ground Floor

Glazed uPVC front door to . . .

ENTRANCE HALL: Cornice ceiling, tiled floor, cloakroom.

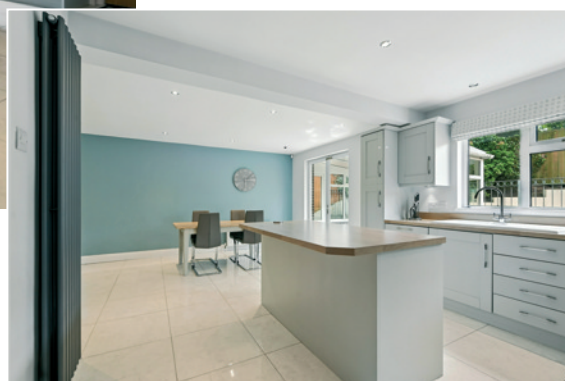
Glazed double doors to . . .

LOUNGE: 14' 1" x 13' 5" (4.29m x 4.09m) Feature fireplace with gas coal effect fire, granite inset and hearth, cornice ceiling.



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KITCHEN: 20' 11" x 16' 0" (6.38m x 4.88m) Modern fitted kitchen with range of high and low level units, double electric oven, four ring gas hob, stainless steel extractor fan, ceramic 1.5 bowl sink unit, integrated dishwasher, central island with breakfast bar area and integrated fridge, understairs storage cupboard, low voltage spotlights, tiled floor. Open plan to dining area with tiled floor, low voltage spotlights.



Glazed double doors to . . .

SUN ROOM: 10' 9" x 7' 6" (3.28m x 2.29m) Tiled floor, glazed double doors to rear.

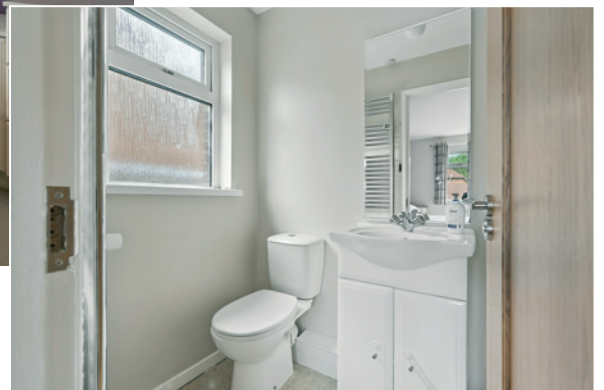


First Floor

LANDING: Shelved hotpress. Access to partially floored roofspace via Slingsby style ladder.

BEDROOM (1): 15' 7" x 11' 5" (4.75m x 3.48m) Range of built-in wardrobes and matching head board and drawers.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity sink unit, shower cubicle with electric shower, chrome heated towel rail.



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BEDROOM (2): 12' 3" x 9' 4" (3.73m x 2.84m)



BEDROOM (3): 12' 7" x 7' 8" (3.84m x 2.34m)



BEDROOM (4): 9' 9" x 7' 0" (2.97m x 2.13m)



BATHROOM: White suite comprising panelled bath with overhead electric shower, vanity sink unit, low flush wc, fully tiled walls.



Outside

FRONT: Driveway parking for several cars leading to . . .

GARAGE: 18' 8" x 9' 6" (5.69m x 2.9m) Up and over door, stainless steel sink unit, plumbed for washing machine, gas fired boiler, door to rear, access to kitchen.

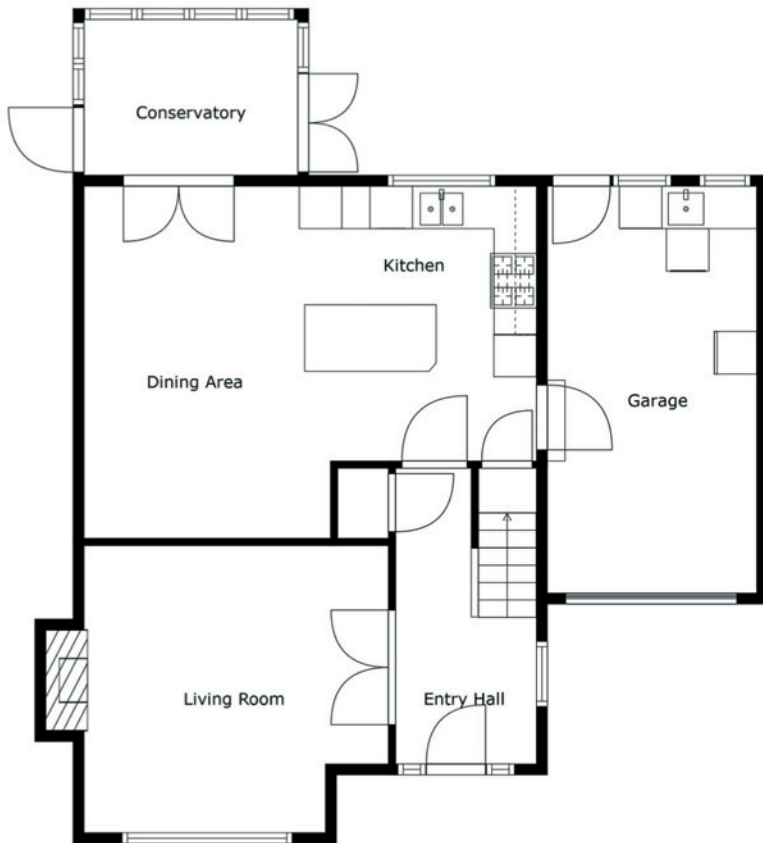
REAR: Private and enclosed raised garden in lawn.



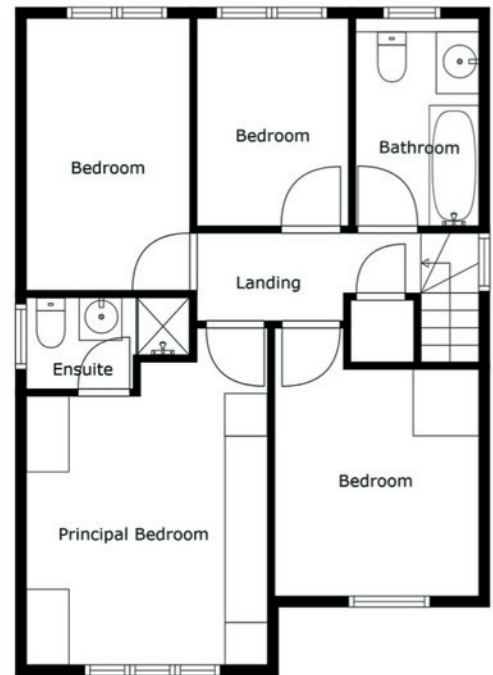
Location:

Travelling towards Craigantlet/Stormont on the Belmont Road, Schomberg Avenue is just before the junction with the Old Holywood Road.

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Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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