



Situated in the heart of Belmont Village, this good-sized town terrace would be perfect for a range of purchasers wishing to avail of the area's renowned schools and abundance of amenities.

The beautifully presented living room is open plan to dining area giving the ground floor that modern day living feel. There are four bedrooms located on the first and second floors.

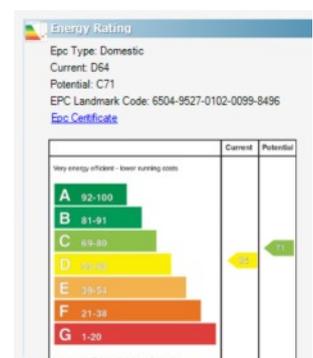
Externally the rear yard can encompass a sitting area making it ideal for those sunnier days ahead. Additionally, there is a utility cupboard and additional storage house.

With a range of excellent shops, amenities and eateries practically on your doorstep, Ballyhackamore is also within a short stroll.

Offers Over
£235,000

15 Bathgate Drive,
BELFAST,
BT4 2BA

Viewing by
appointment with
& through agent
028 9065 0000



- Modern town terrace in heart of Belmont village
- Four well-proportioned bedrooms across two floors
- Lounge with wood burning stove, open plan to...
- Dining area with bespoke built in cupboards
- Kitchen with built in oven and hob
- Modern family bathroom
- Gas central heating/Majority Double glazing
- Enclosed rear yard with utility cupboard and storage house
- Independent shops, restaurants and schools on your doorstep
- Excellent transport links into Belfast city centre, ideal for commuters



The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE PORCH: Tiled floor. Glazed door to . . .

ENTRANCE HALL: Laminate wood effect floor, cornice ceiling, ceiling rose.

LOUNGE/DINING: 25' 2" x 10' 7" (7.67m x 3.23m)

Feature fireplace with wood burning stove and slate hearth, laminate wood effect floor, cornice ceiling, casual dining area with built-in storage and shelving, understairs storage cupboard.

KITCHEN: 11' 2" x 6' 9" (3.4m x 2.06m) Modern fitted kitchen with range of high and low level units, four ring electric hob, electric under oven, stainless steel extractor hood, Belfast sink, plumbed for dishwasher, part tiled walls.



First Floor Return

BATHROOM: White suite comprising low flush wc, vanity sink unit, bath with telephone hand shower, part tiled walls, shelved storage cupboard with gas boiler, heated towel rail.



First Floor

LANDING:

BEDROOM (1): 14' 6" x 10' 11" (4.42m x 3.33m)

Feature fireplace with tiled inset and hearth, built-in wardrobes, cornice ceiling, wooden floor.

BEDROOM (2): 11' 1" x 8' 3" (3.38m x 2.51m)

Cast iron fireplace, wooden floor, built-in storage cupboard, picture rail.



Second Floor

LANDING:

BEDROOM (3): 13' 5" x 10' 11" (4.09m x 3.33m)

Velux window, feature cast iron fireplace, sanded and varnished floor boards.

BEDROOM (4): 11' 1" x 8' 3" (3.38m x 2.51m)

Velux window, wooden floor, feature cast iron fireplace.



Outside

FRONT: Gated forecourt with mature shrubs.

REAR: Enclosed yard with gate to rear, outside tap.

Utility cupboard plumbed for washing machine. Storage house.



Telephone 028 9065 0000

www.templetonrobinson.com

Location:

Coming from Strand Cinema, Bathgate Drive is the third road on the left off the Belmont Road. Please note it is one way from Edenvale Drive so vehicular access can be via Ranfurly or Ferguson.



Floorplan is For Illustrative Purposes Only And Is Not To Scale

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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