



As soon as you enter this bright and airy reception hall, you get a feel for the warmth and character, mixed with a contemporary twist, that this lovely home exudes. Perfectly suited for families and professionals alike, this home combines style, light and functionality in a highly desirable location overlooking Gortin Park.

In addition to a spacious dining room with feature bay window, the ground floor boasts an impressive extended living/casual dining area with access to a contemporary kitchen with breakfast room.

The first floor accommodation comprises of three bedrooms and a generous bathroom (scope to partition and add an ensuite).

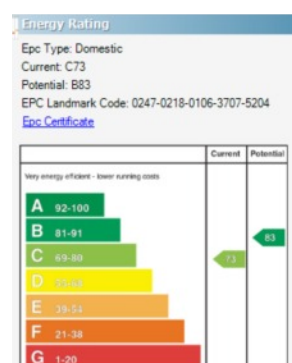
Externally this is complemented by a garage, driveway parking and a delightful South facing mature private rear garden with patio seating area.

Ideally located close to Ballyhackamore, Cherryvalley and Stormont Park, the property is also near some of the province's leading primary and post-primary schools thus adding to its undoubted appeal.

Offers Over
£395,000

11 Kings Brae,
BELFAST,
BT5 7ER

Viewing by
appointment with
& through agent
028 9065 0000





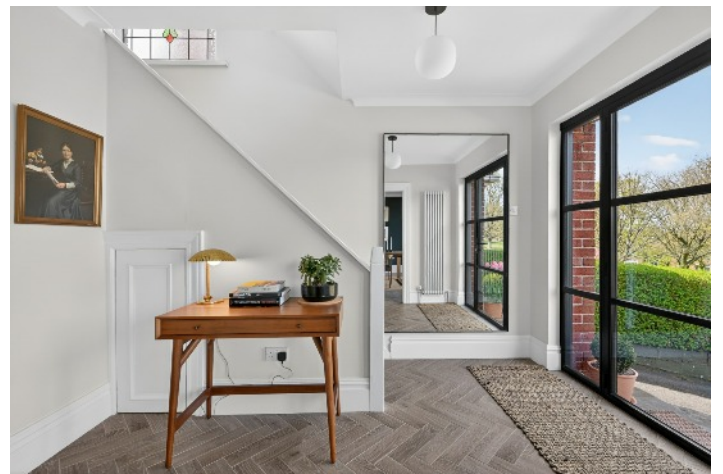
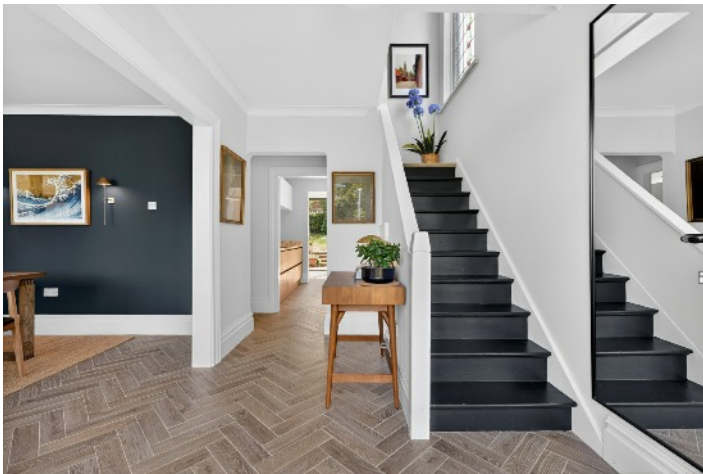
- Stunning detached home with delightful leafy outlook to both front and rear
- Dining room with feature bay window
- Lounge with casual dining area (working chimney which just needs reopened)
- Contemporary kitchen with built in appliances and Quartz work tops
- Breakfast area with Aluminium patio doors to patio seating area
- Three double bedrooms
- Large bathroom with utility cupboard (scope to divide off an ensuite for rear bedroom)
- Italian porcelain herringbone tiles run throughout ground floor
- New gas boiler /Hive/Fully rewired
- Mature private South facing garden in lawn with patio seating area
- Driveway parking, leading to detached garage (plumbed)

The Property Comprises:

Ground Floor

Bespoke aluminium glazed front door and side panels to . . .

ENTRANCE HALL: Tiled floor, cornice ceiling, storage cupboard, cloaks area.

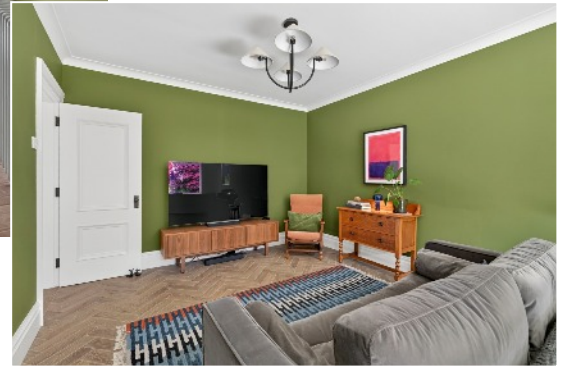


Open access to . . .

DINING ROOM: 13' 2" x 12' 5" (4.01m x 3.78m) (into bay). Parquet style tiled floor, cornice ceiling.



LOUNGE: 20' 6" x 11' 4" (6.25m x 3.45m) Parquet style tiled floor, (potential to reinstate fireplace), cornice ceiling.

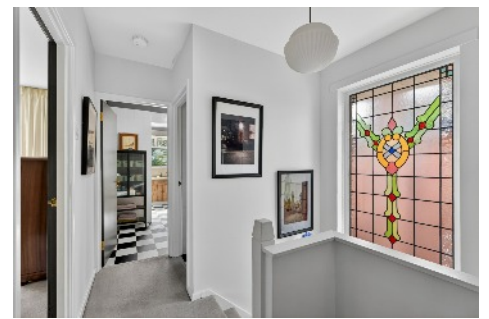


KITCHEN WITH DINING AREA: 17' 5" x 9' 10" (5.31m x 3m) Fitted kitchen with range of high and low level units, quartz work surfaces and splashback, induction hob, extractor canopy, integrated oven and microwave, integrated dishwasher, integrated fridge freezer, stainless steel sink unit, glazed door to side, parquet style tiled floor, low voltage spotlights. Casual dining area, aluminium patio door to rear, barbecue area.



First Floor

LANDING: Access to floored roofspace with gas boiler.



BEDROOM (1): 13' 0" x 12' 6" (3.96m x 3.81m)



BEDROOM (2): 12' 4" x 10' 11" (3.76m x 3.33m) Currently used as a dressing room.



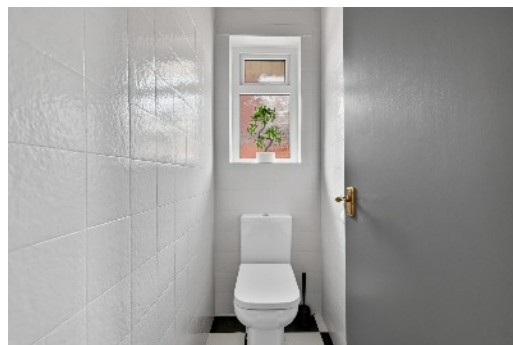
BEDROOM (3): 8' 10" x 7' 8" (2.69m x 2.34m)



BATHROOM: 13' 10" x 8' 4" (4.22m x 2.54m) Retro, contemporary coloured suite comprising bath, vanity sink unit, decommissioned shower cubicle.

UTILITY CUPBOARD: Plumbed for washing machine, fully tiled walls, (scope to create ensuite and separate bathroom).

WC: Comprising low flush wc, fully tiled walls.



Outside

FRONT: Gated driveway parking, garden in lawn with mature shrubs. Leading to . . .

GARAGE:

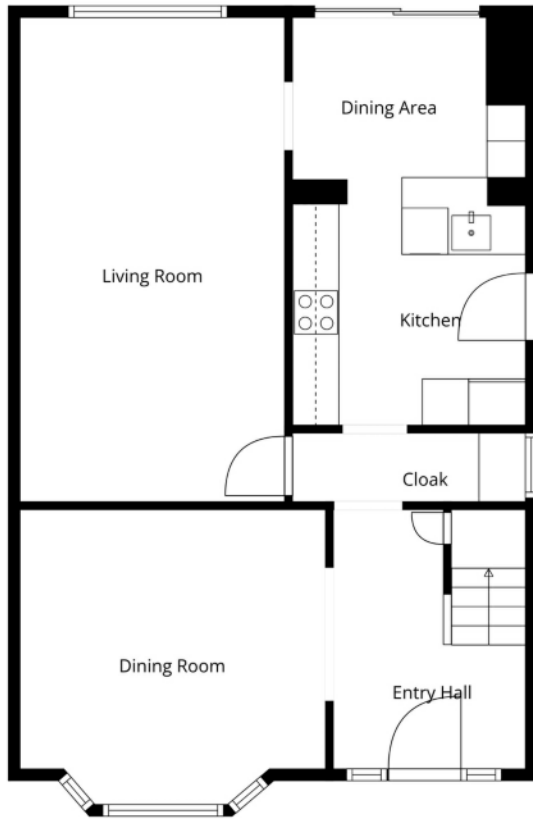
REAR: Private and enclosed south facing rear garden in lawn with mature trees and shrubs, patio seating area.



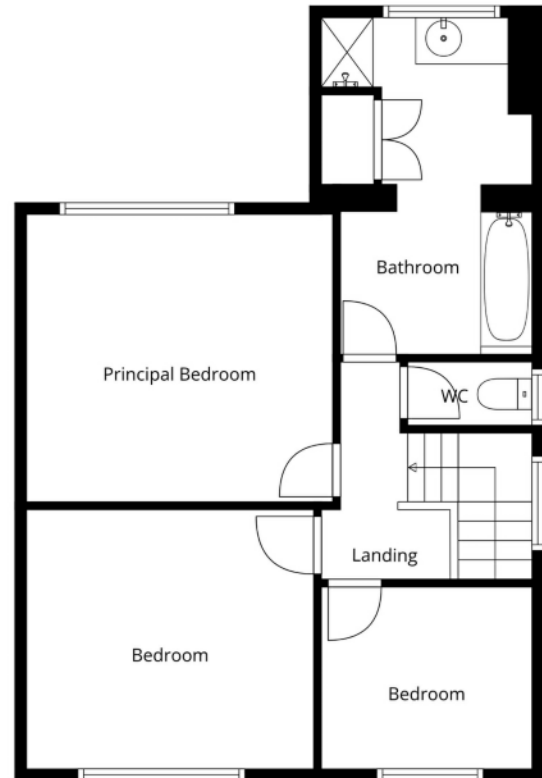
Location:

Heading country bound on the Kings Road, after the Kings Square shops turn left onto Gortin Park, and immediately right onto Kings Brae.

Telephone 028 9065 0000
www.templetonrobinson.com



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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