

TEMPLETON
ROBINSON



140 Kensington Road,
Belfast,
BT5 6NL

Offers Over
£995,000

Viewing by
appointment with
& through agent
028 90 650000



Surely one of the most attractive homes on this highly regarded road, this stunning detached villa dates back to circa 1885.

Having been the subject of a comprehensive programme of sympathetic modernisation, the current owners have re-modelled the interior to a stylish, exacting standard.

Well over 3000 square feet in size, there is a wealth of well-proportioned accommodation over three storeys.

The luxury open plan kitchen by renowned

Parkes Interiors overlooks and leads into good-sized gardens. It is therefore an ideal focal point for modern, family living.

Still retaining many original features, there is a delightful feeling of space, warmth and character.

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



- Most attractive, substantial detached period villa
 - 6 double bedrooms
 - Principal with dressing room & ensuite
 - Drawing room with attractive fireplace
 - Bright & spacious living room
 - Additional family room (with dividing doors)
- Stunning, open plan Parkes kitchen with island; Superb range of appliances
 - Casual dining & sitting areas
 - Utility room
 - Family bathroom with deluxe white suite
 - Additional wc downstairs in cloakroom
- Gas fired central heating; Underfloor in principal downstairs rooms
- Double glazed throughout; Many reconditioned sash windows
 - Well-screened front, side & rear gardens
- Off-street, driveway parking for several vehicles
- Close to excellent schools & local amenities

Telephone 028 9065 0000

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The Property Comprises:

Ground Floor

Hardwood front door with side lights to . . .

ENCLOSED ENTRANCE PORCH: Mosaic tiled floor, cornice ceiling. Internal door with glazed side lights to . . .

RECEPTION HALL: Cornice ceiling, ceiling rose and corbels. Understairs storage cupboard.



DRAWING ROOM: 18' 0" x 13' 9" (5.49m x 4.2m) (Into bay). Attractive cast iron fireplace with marble surround and slate hearth. Solid oak wood flooring. Twin aspect. Cornice ceiling, ceiling rose. Picture rail. Double glazed sash windows.



LIVING ROOM: 17' 9" x 13' 10" (5.42m x 4.21m) (Into bay). Cornice ceiling, ceiling rose. Picture rail. Double glazed sash windows. Recessed sliding (upwards). Doors with leaded stained glass panels to . . .



FAMILY ROOM: 13' 5" x 9' 10" (4.09m x 3.0m) Cornice ceiling, picture rail, ceiling rose.



KITCHEN/DINING: 21' 7" x 21' 5" (6.58m x 6.54m) Parkes kitchen with extensive range of high and low level units. Large island with quartz worktop and four ring 'Bora' hob with downdraught extractor fan. Two integrated Siemens ovens. Miele dishwasher. Franke single drainer stainless steel sink unit with Quooker boiling water tap. Siemens fridge and adjacent freezer. Open plan to casual dining and sitting areas. Two sets of French doors to gardens.





Door to . . .

UTILITY ROOM: 10' 10" x 6' 11" (3.29m x 2.11m) Single drainer stainless steel sink unit.

Plumbed for washing machine, space for tumble dryer. Door to garden.

CLOAKROOM: Cloaks area through to cloakroom with Duravit suite comprising low flush wc and wash hand basin.



First Floor Return

PRINCIPAL BEDROOM: 20' 2" x 15' 5" (6.15m x 4.69m) (at widest points). Double glazed sash windows. Twin aspect.

DRESSING ROOM: 9' 5" x 5' 9" (2.86m x 1.76m) Clothes rails.



ENSUITE SHOWER ROOM: Comprising corner shower cubicle with 'Rain' head and additional telephone hand shower. Jika suite with low flush wc, wash hand basin. Heated towel rail. Ceramic tiled floor, part tiled walls.



First Floor

BATHROOM: Deluxe white suite comprising free-standing, roll-top bath. Walk-in shower enclosure with 'Rain' head and additional telephone hand shower. Imperial suite comprising pedestal wash hand basin, low flush wc. Original cast iron fireplace. Cornice ceiling, picture rail.



BEDROOM (2): 14' 4" x 13' 8" (4.38m x 4.17m) (at widest points). Cornice ceiling, picture rail, ceiling rose. Original cast iron fireplace. Double glazed sliding sash windows.



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BEDROOM (3): 15' 0" x 13' 10" (4.57m x 4.22m) (at widest points). Cornice ceiling, ceiling rose. Double glazed sliding sash windows.



Second Floor

Access to eaves storage on stair turn. Worcester Bosch gas boiler. Warmflow high pressure water tank. Light.

BEDROOM (4): 15' 0" x 13' 8" (4.58m x 4.16m) (at widest points). Feature, arched windows.



BEDROOM (5): 13' 6" x 11' 1" (4.11m x 3.38m) (At widest points). Feature, arched windows with views across to Gilnahirk Hills.



BEDROOM (6): 13' 9" x 12' 1" (4.18m x 3.68m) (at widest points). Feature, arched windows. Original cast iron fireplace.



Outside

Double entrance pillars to driveway with off-street parking and turning for numerous vehicles.

FRONT GARDEN: Excellent range of mature planting which provides superb degree of natural screening.

Numerous well-stocked flower beds. Lawn to side taking you round to attractively paved outdoor sitting areas with raised beds. Feature lighting, power points.

REAR GARDEN: Further lawned area. Large timber shed/garden store.

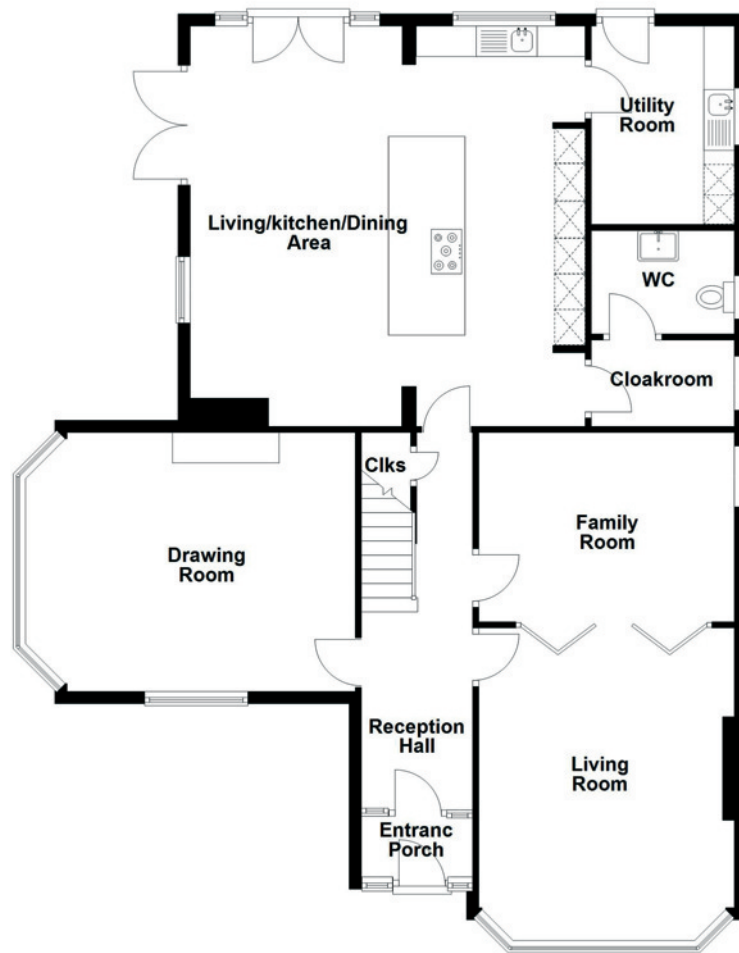




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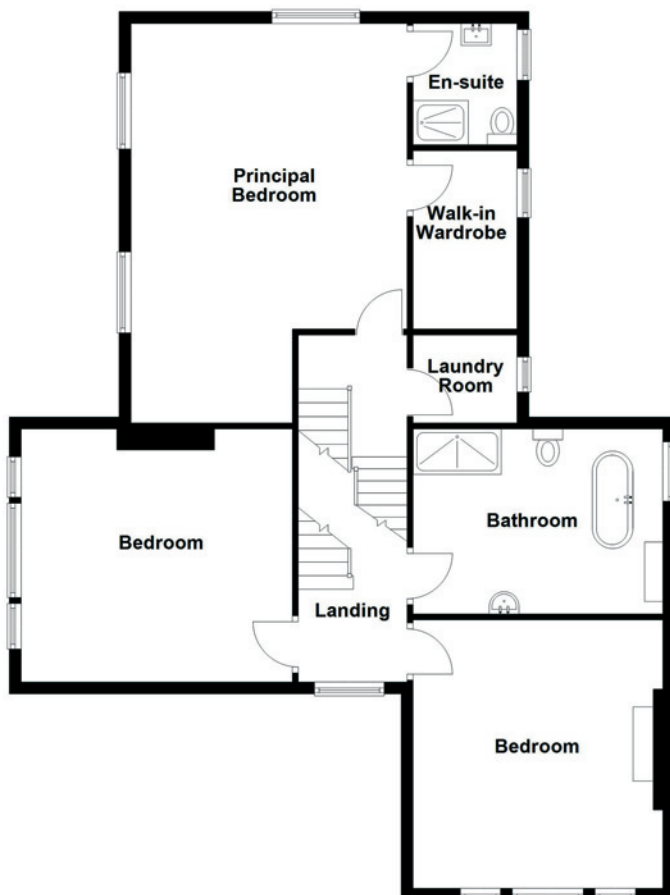


Ground Floor



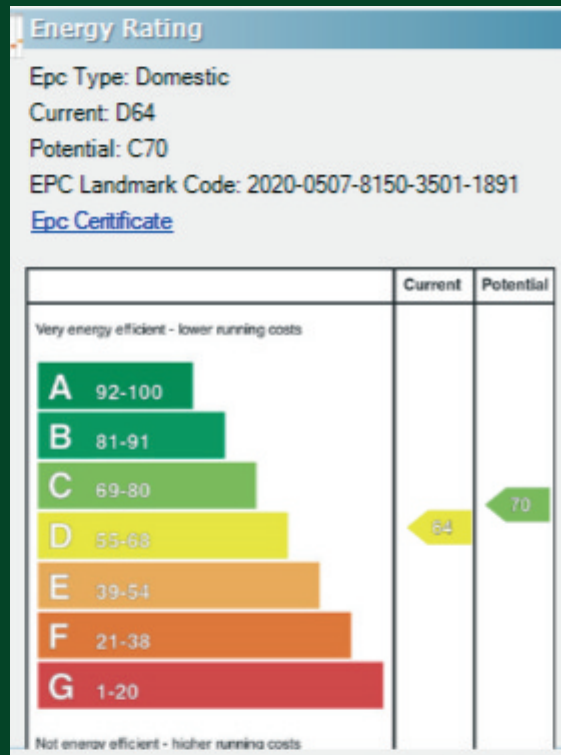
140 Kensington Road, Belfast

First Floor



Second Floor





Location:

Go through Knock traffic lights on the Outer Ring and continue towards Forestside on the Knock Road. Once you go through lights at Kings Road, Kensington Road is second on the left. Continue to the top of the road, at the end of the road take a left and No 140 is on the left hand side after Cherryvalley Park.

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

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