



Originally constructed in 1997, this well-proportioned detached home would be ideal for a range of purchasers. Families looking to avail of an excellent range of schooling around the corner and in Belmont and Ballyhackamore will find it of particular interest.

All four bedrooms are doubles and the principal bedroom features an en suite shower room.

Offering a versatile layout with two separate reception rooms and a kitchen with casual dining area, it would also work well for those now working from home.

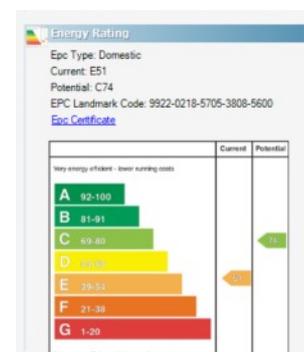
Externally this is complemented by ample parking, an integral garage and easy-to-maintain gardens to the front and rear (which has a southerly aspect).

Early viewing is strongly recommended in this highly regarded location.

Offers Over
£395,000

4 Parkvue Manor,
Gillnahirk Park,
BELFAST,
BT5 7TJ

Viewing by
appointment with
& through agent
028 9065 0000



- Modern detached home in quiet yet convenient location
- Four well-proportioned bedrooms
- En suite shower room to principal bedroom
- Spacious living room with fireplace
- Additional family/dining room
- Kitchen with breakfast area
- Utility room
- First floor bathroom
- Additional wc downstairs
- Integral garage
- Good-sized, part floored roofspace
- Oil fired central heating
- Double glazing
- Off-street, driveway parking
- Front and south-facing rear gardens
- Close to excellent schools, local amenities and parks
- No onward chain



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Front door with glazed fan light.

RECEPTION HALL:

CLOAKROOM: Low flush, wash hand basin. Ceramic tiled floor. Cloaks area with shelf.

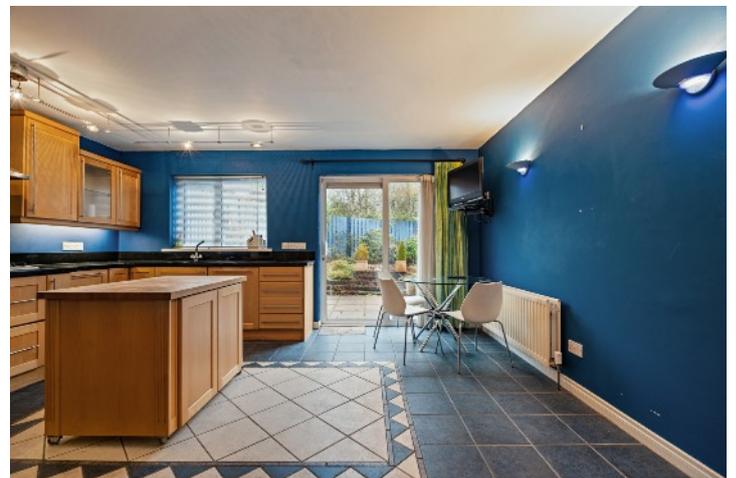
LIVING ROOM: 17' 1" x 12' 1" (5.2m x 3.68m) Attractive fireplace and hearth (open fire). Double doors with glazed panels to hallway.



DINING/FAMILY ROOM: 13' 0" x 9' 7" (3.97m x 2.91m) Door with glass panels to hallway.



KITCHEN/DINING: 14' 7" x 13' 1" (4.45m x 3.98m) Range of high and low level cupboards with glass display cabinets and granite work surfaces. Additional, moveable island unit. Franke underhung one and a half bowl stainless steel sink unit. Integrated appliances including Bosch double oven. Four ring gas hob with extractor fan over. Integrated Bosch dishwasher. Fridge. Casual dining area with sliding patio door to garden.



UTILITY ROOM: 10' 5" x 8' 11" (3.18m x 2.71m) Plumbed for washing machine, space for tumble dryer, fridge, freezer etc. Oil fired boiler. Service door to garage. Single drainer stainless steel sink unit.



First Floor

PRINCIPAL BEDROOM: 16' 1" x 14' 5" (4.89m x 4.4m) (at widest points and into) Wall-to-wall range of robes with mirrored sliding doors.

ENSUITE SHOWER ROOM: Comprising corner shower cubicle, low flush wc, wash hand basin. Ceramic tiled floor, part tiled walls.



BEDROOM (2): 16' 1" x 8' 10" (4.89m x 2.68m) (at widest points). Shelving. Built-in storage cupboard.



BEDROOM (3): 14' 8" x 7' 10" (4.46m x 2.4m) Shelving. Built-in storage cupboard.



BEDROOM (4): 13' 1" x 9' 6" (3.98m x 2.9m) Built-in robe with mirror fronted sliding doors.

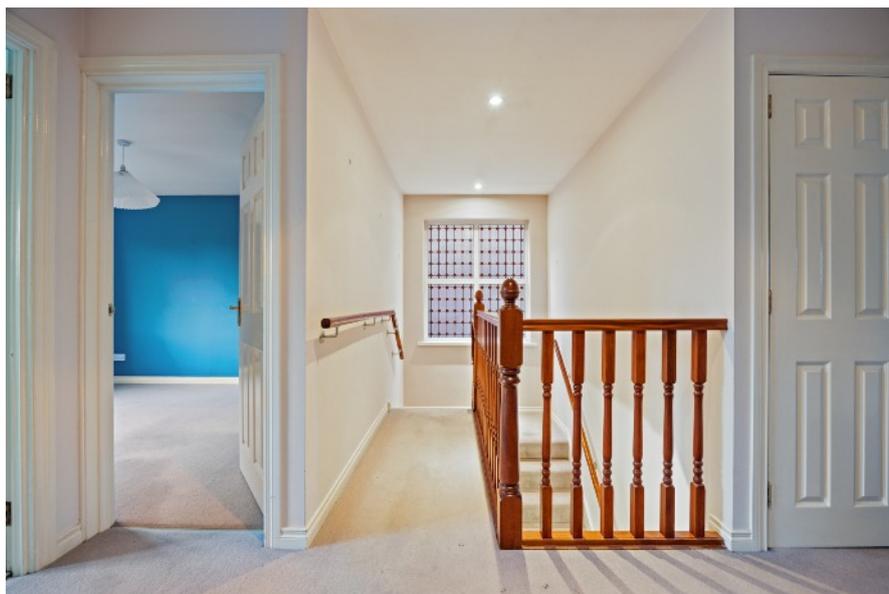


BATHROOM: White suite comprising panelled bath. Separate corner shower cubicle. Wash hand basin, part tiled walls, ceramic tiled floor.



LANDING: Shelved hotpress with lagged copper cylinder. Access via pull-down ladder to:

ROOFSPACE: Insulated with light. Part floored for storage.



Outside

FRONT GARDEN: Laid in pebbles with flowerbeds featuring plants and shrubs. Path to side with bin storage area. Driveway with off-street parking, leading to:

INTEGRAL GARAGE: 10' 1" x 8' 11" (3.08m x 2.71m) Up and over door, power and light. Stud wall and door to utility.

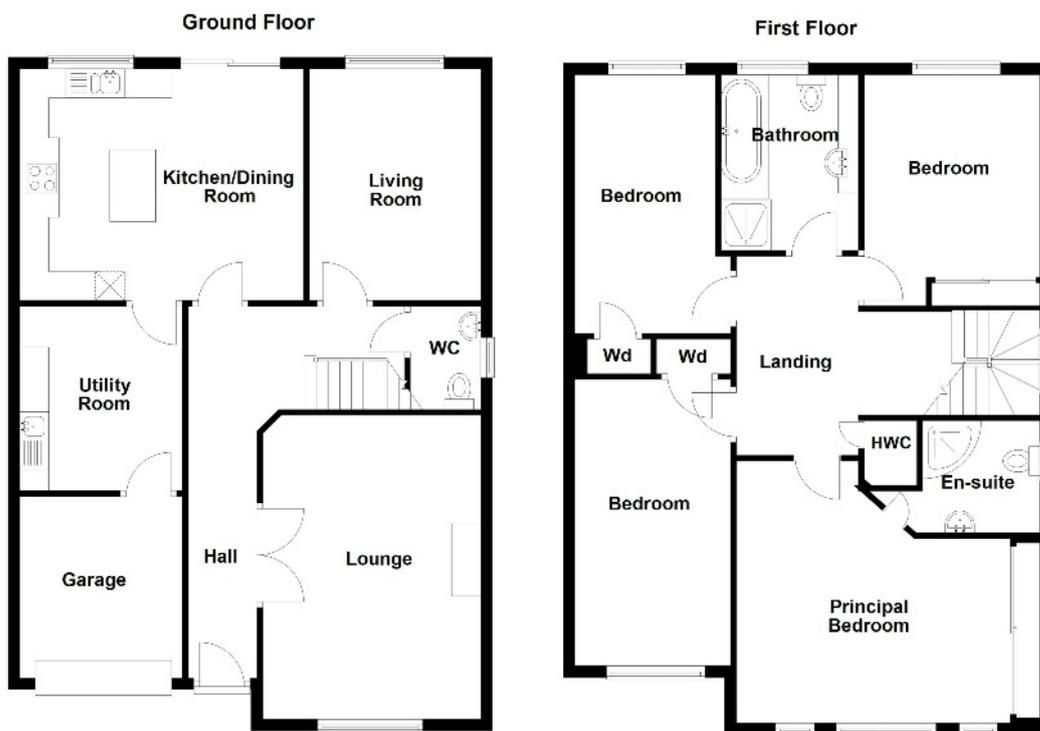
ENCLOSED REAR GARDEN: Southerly aspect and no houses directly behind. Patio and pebbled areas designed for ease of maintenance. Variety of mature plants and shrubs. Gate to side and front. Outside light and tap. Screened PVC oil tank.



Telephone 028 9065 0000
www.templetonrobinson.com

Location:

From the Kings Road, turn up Gilnahirk Road. Head up hill and turn right after Kensington Road junction into Gilnahirk Park. Property is just on the left hand side.



4 Parkvue Manor, Belfast

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