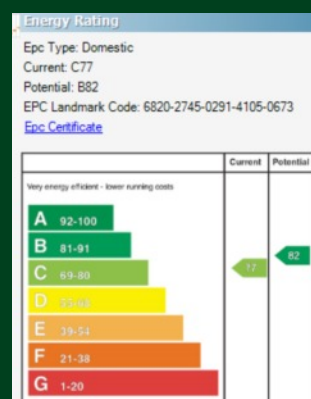




3 Stormont Wood,
BELFAST,
BT4 3JZ

Offers Over
£875,000

Viewing by
appointment with
& through agent
028 9065 0000





Tucked away in a prestigious, gated development of only five superb homes, Stormont Wood enjoys a quiet yet convenient location close to the beautiful grounds of the Stormont Estate. This is a rare opportunity to own a beautifully designed 3,660 sqft residence within this intimate setting.

As soon as you enter the spacious reception hall with its high ceilings you get a feel for the quality and attention to detail in this magnificent home.

The current owners have recently installed a new luxury kitchen with appliances and island unit. Open plan sitting and dining areas with dual access to the rear garden make it an ideal focal point for modern living. There are

an additional two reception rooms, both of which offer access to the landscaped front gardens. Upstairs, four of the five double bedrooms feature ensuite facilities. The master also boasts a bespoke dressing room.

Excellent local amenities in the much sought after Belmont and Ballyhackamore villages are within walking distance, whilst leading schools for all ages are also close by.

This property is ideal for buyers seeking luxury, space and exclusivity in equal measure.



- Exceptional detached residence extending to 3,600 sqft
- Set within intimate gated development of only five prestigious homes
 - Grand entrance hall with gallery landing
 - Lounge with feature sandstone fireplace and gas fire
 - Dining room with French doors to front garden
- Stunning kitchen with large centre island and range of appliances
- Open plan living/dining area with dual access to rear gardens
 - Ground floor WC/Separate utility room
- Five bedrooms, four with ensuite and principal with dressing room
 - Garage has been converted to wet room and boiler room
- Hard wood double glazed windows/Gas central heating (3 year old boiler)
- Private hard landscaped rear garden with mature leafy backdrop of Stormont Estate
 - Seamless indoor-outdoor connections to both front and rear gardens
- Within walking distance of local schools, cafes, a glider stop and Ballyhackamore village

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The Property Comprises:

Ground Floor

Hardwood front door and glazed side panels to . . .

ENTRANCE PORCH: Ceramic tiled floor, low voltage spotlights. Glazed door to . . .

ENTRANCE HALL: Cornice ceiling, ceramic tiled floor, low voltage spotlights, understairs storage cupboard, control room.



DOWNSTAIRS W.C.: White suite comprising low flush wc, wash hand basin, fully tiled walls, tiled floor.

LOUNGE: 19' 3" x 13' 1" (5.87m x 3.99m) Solid wood floor, cornice ceiling, low voltage spotlights, glazed double doors to front, feature sandstone fireplace with gas coal effect fire.



DINING ROOM: 16' 4" x 13' 2" (4.98m x 4.01m) Solid wood floor, cornice ceiling, low voltage spotlights, glazed double doors to front.



KITCHEN: 22' 9" x 21' 11" (6.93m x 6.68m) Bespoke fitted kitchen with range of high and low level units, electric double oven, integrated dishwasher, sink with Quooker tap, integrated fridge freezer, marble work surfaces, centre island unit with four ring electric hob and extractor fan, breakfast bar area.



Open to

LIVING/DINING AREA: Wooden floor, glazed double doors to rear garden, entertainment console.



UTILITY ROOM: Range of high and low level units, stainless steel single drainer sink unit, plumbed for washing machine, door to driveway, part tiled walls, tiled floor.

WET ROOM: Low flush wc, walk-in tiled shower cubicle, half pedestal wash hand basin (previously the garage).



BOILER ROOM: Gas fired boiler, door to rear garden.

First Floor

GALLERY LANDING: Access to floored roofspace via Slingsby style ladder, cornice ceiling, low voltage spotlights, shelved hotpress.

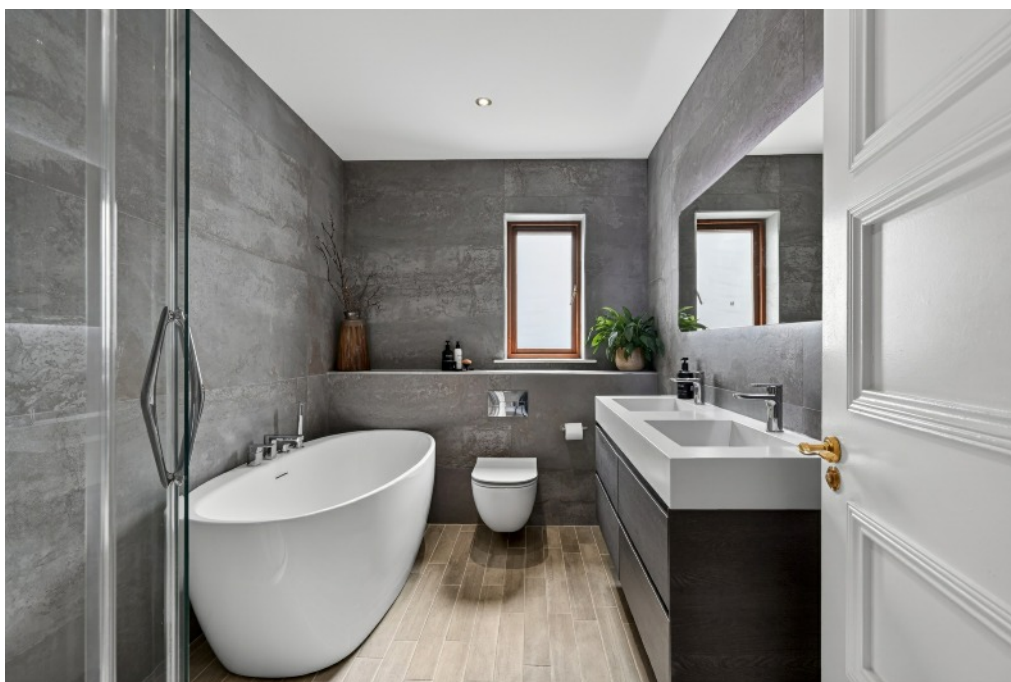


BEDROOM (1): 13' 8" x 13' 1" (4.17m x 3.99m) Built-in wardrobes, low voltage spotlights.

DRESSING ROOM: 7' 11" x 5' 8" (2.41m x 1.73m) Low voltage spotlights.



BATHROOM: Modern white suite comprising free standing bath, low flush wc, shower cubicle, vanity unit with twin sinks, low voltage spotlights, chrome heated towel rail, tiled floor.



BEDROOM (2): 13' 7" x 12' 4" (4.14m x 3.76m) Low voltage spotlights.

ENSUITE BATHROOM: White suite comprising low flush wc, panelled bath with mixer tap and telephone hand shower, vanity sink unit, low flush wc, shower cubicle, majority tiled walls, tiled floor, chrome heated towel rail.



BEDROOM (3): 14' 11" x 13' 6" (4.55m x 4.11m) Low voltage spotlights, built-in shelving.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, shower cubicle, fully tiled walls, tiled floor, heated towel rail, low voltage spotlights.



BEDROOM (4): 13' 6" x 9' 11" (4.11m x 3.02m) Built-in wardrobes and drawers.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, shower cubicle, fully tiled walls, tiled floor, heated towel rail, low voltage spotlights.



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BEDROOM (5)/GAMES ROOM: 16' 7" x 10' 9" (5.05m x 3.28m) Low voltage spotlights.

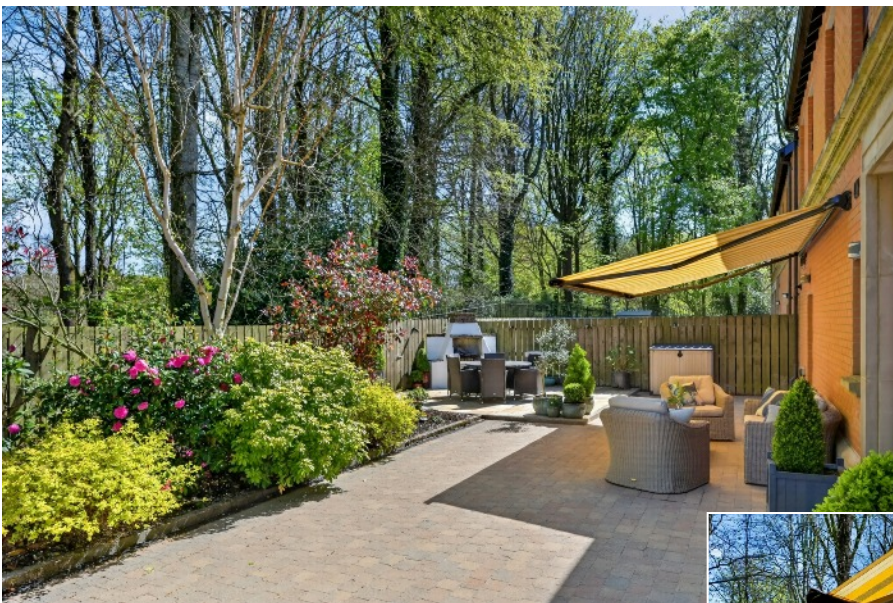


Outside

FRONT: Pavior driveway parking for several cars. Leading to . . .

GARAGE: (Presently converted to wet room). Wooden double doors.

REAR: Hard landscaped rear garden area with raised seating areas, built-in barbecue area, mature trees and shrubs, outside electric sockets, timber shed to side, remote control awning.





Location:

Turn off Upper Newtownards Road before Stormont at traffic lights into Castlehill Road. First right into Stormont Park and Stormont Wood is just after corner with the electric gates just in front of you.

Service Charge
£300 per annum.

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Basement

Sizes And Dimensions Are Approximate. Actual May Vary.

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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