



This is an excellent opportunity to acquire a beautifully presented three bedroom semi-detached property. Located conveniently within walking distance of both Antrim and Shore Road, this property offers easy access for commuters travelling to Belfast City Centre and further afield via the M2.

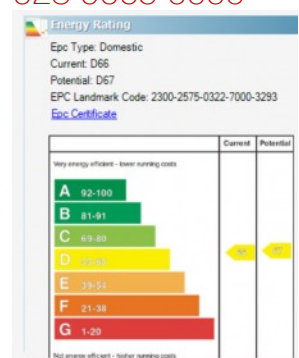
Well cared for over recent years by its current owner, the property has a warm and welcoming feel for the minute you enter. Three well-proportioned bedrooms and a family bathroom occupy the first floor. Living room with a cosy wood burner, plus modern kitchen open to a dining area comprise the ground floor.

Externally there is a delightful private and enclosed South facing rear garden with covered seating area, and off-street parking to front.

**Offers Over
£215,000**

12 Innisfayle Gardens,
Belfast,
BT15 4GJ

Viewing by
appointment with
& through agent
028 9065 0000



- Beautifully presented semi detached home
- Less than a ten minute commute from Belfast City Centre
- Lounge with bay window and wood burning stove
- Modern kitchen with built in appliances, open to...
- Casual dining area with access to garden
- Three bedrooms
- Gas central heating/uPVC Double glazing
- Driveway parking for several cars
- Private and enclosed South facing rear garden in lawn with covered seating area
- Convenient location just off Donegal Park Avenue
- Perfect first time buyer home



The Property Comprises:

uPVC front door to...

Ground Floor

ENTRANCE HALL: Laminate wood effect flooring, understairs storage cupboard with gas boiler.

LOUNGE: 12' 2" x 11' 0" (3.71m x 3.35m) Multi fuel burning stove with granite hearth, laminate wood effect flooring, built in shelving.



KITCHEN: 17' 0" x 14' 4" (5.18m x 4.37m) Modern fully fitted kitchen with range of high and low level units, 1.5 Belfast style single drainer sink unit, 4 ring induction hob, extractor fan, integrated dish washer, plumbed for washing machine, part tiled walls, laminate wood effect flooring, casual dining area, built in book shelving, glazed double doors to rear.



First Floor

BEDROOM (1): 10' 11" x 10' 7" (3.33m x 3.23m)



BEDROOM (2): 11' 2" x 9' 8" (3.4m x 2.95m)



BEDROOM (3): 7' 11" x 6' 10" (2.41m x 2.08m)



BATHROOM: White suite comprising low flush WC, vanity sink unit, panelled bath with cabinet, fully tiled walls, tiled floor, storage cupboard, low voltage spotlighting, chrome heated towel rail, access to roofspace.



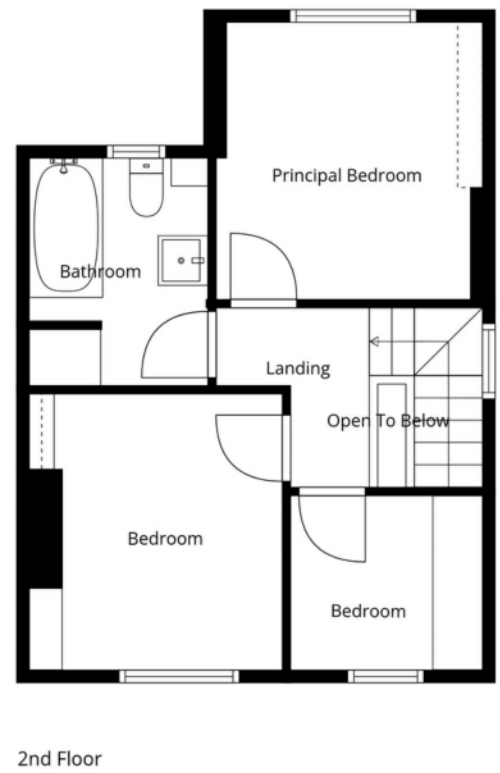
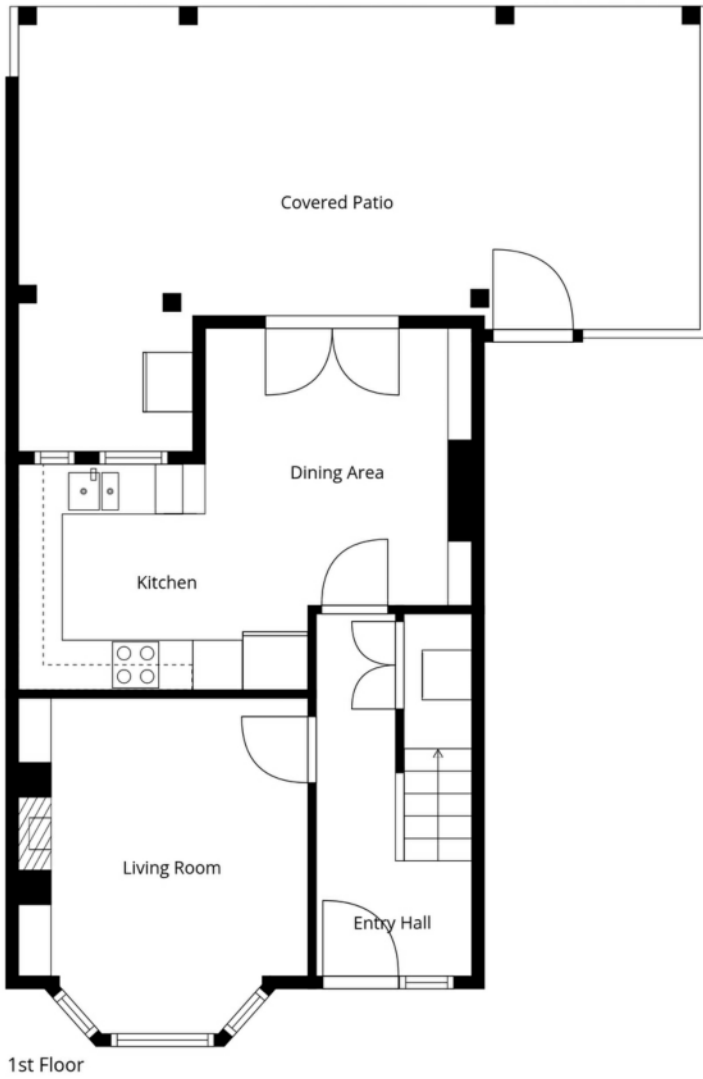
Telephone 028 9065 0000
www.templetonrobinson.com

Outside

FRONT: Driveway parking for several cars.

REAR: Private and enclosed South facing rear garden in lawn with covered patio seating area and attractive sleeper bedding, outdoor sockets, tap, lighting.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From the Antrim Road, travel down Donegal Park Avenue. Innisfayle Gardens is located on the left towards the Shore Road.

Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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