



This attractive semi-detached property is located not only in a very convenient position but a most sought after one adjacent to the Outer Ring, ideal for commuters offering ease of access to Belfast, Holywood and Dundonald.

Occupying a prime corner site affording a good-sized garden in lawn benefitting from a sunny west facing aspect, ample parking for several vehicles plus a detached garage. The equally impressive interior offers bright and spacious accommodation in the form of hallway, living room, kitchen open plan to dining room leading to conservatory and rear hall / utility area. On the first floor are three bedrooms plus main bathroom. The property is further enhanced by uPVC frame double glazed windows and oil-fired central heating.

A highly sought after and ever popular residential location ideal for commuters and families alike, within a short distance of the excellent shopping facilities of Cherryvalley, Kings Road and within proximity to several leading primary and secondary schools. We are confident this property will appeal to a range of prospective purchaser.

Offers Around
£319,500

62 Kensington Road,
Cherryvalley,
Belfast, BT5 6NG

Viewing by
appointment
through agent
028 9042 4747





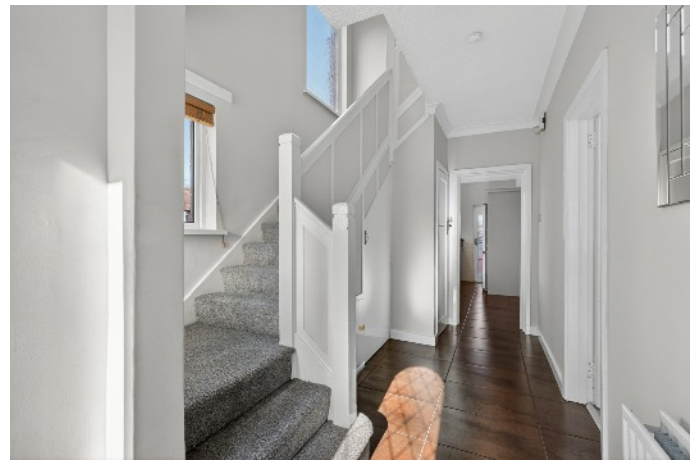
- Attractive red brick semi-detached property
- Bright & spacious internal layout
- Hallway
- Living Room
- Kitchen open plan to Dining Room
- Conservatory
- Three Bedrooms
- Main Bathroom
- Oil fired central heating
- uPVC frame double glazed windows
- Vehicular access to side leading to driveway & Garage
- Occupying a prime corner site affording a good-sized garden in lawn
- Highly convenient & sought after location adjacent to the Outer Ring
- Ideal for commuters - offers ease of access to Belfast & beyond
- Several leading schools nearby plus various shopping facilities at Cherryvalley, Kings Square & Ballyhackamore
- We are confident this property will appeal to a range of prospective purchaser

The Property Comprises:

Ground Floor

uPVC double glazed front door with leaded window to . . .

ENTRANCE HALL: Ceramic tiled floor.



CLOAKROOM: Low flush wc, wash hand basin, tiled floor.

LIVING ROOM: 15' 9" x 10' 6" (4.8m x 3.2m) Exposed oak strip flooring, hole in the wall fireplace with granite hearth.



EXTENDED MODERN FITTED KITCHEN OPEN PLAN TO DINING: 19' 4" x 12' 10" (5.9m x 3.9m)
Shaker style kitchen with excellent range of high and low level units, stainless steel sink with drainer and mixer tap, built-in Belling oven with four ring gas hob, stainless steel extractor fan, space for fridge freezer, space for dishwasher, laminate worktops, tiled splashback, ceramic tiled floor.





TILED REAR PORCH: uPVC double glazed door to exterior.

UTILITY CUPBOARD: Plumbed for washing machine.

Bevelled glazed double doors from dining room to . . .

CONSERVATORY: 9' 6" x 7' 10" (2.9m x 2.4m) Ceramic tiled floor, uPVC double glazed single door to exterior.



First Floor

LANDING:

BEDROOM (1): 13' 9" x 8' 6" (4.2m x 2.6m) (into bay). Wall to wall range of built-in wardrobes with mirror sliding doors, picture rail, cornice ceiling.



BEDROOM (2): 12' 6" x 10' 10" (3.8m x 3.3m)

BEDROOM (3): 8' 6" x 7' 7" (2.6m x 2.3m) Built-in wardrobes with sliding doors.



BATHROOM: Four piece white suite comprising panelled bath, fully tiled built-in shower cubicle with Mira Sport electric shower unit, panelled bath with mixer tap, pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, heated towel rail, vinyl flooring, window, hotpress.



Outside

Pedestrian access to front. Vehicular access. Driveway to . . .

GARAGE: 17' 1" x 8' 2" (5.2m x 2.5m) Light and power, oil fired boiler.

Neat front and side garden in lawn bordered by mature trees and shrubbery.



Telephone 028 9042 4747

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling from Knock traffic lights towards Forestside on Outer Ring, turn left into Kensington Road and property is approx 200 yds on left.

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

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.