



6 Avonvale,
BELFAST,
BT4 2WA

Offers Around
£699,950

Viewing by
appointment with
& through agent
028 90 424747





Located off the prestigious Circular Road, this well-appointed, deceptively spacious detached family home occupies a quiet, cul-de-sac position enveloped by mature gardens.

Affording a wealth of accommodation arranged over three floors, the layout could be adapted to suit the occupier's requirements. Briefly comprising four reception rooms, downstairs bathroom and (lower ground level) utility. On the first floor are four bedrooms- principal with ensuite, bedroom 2 and 3 with Jack & Jill ensuite plus main bathroom. The lower ground level could be utilised as additional reception space, bedrooms, studio, office or even adapted as an annex with its own independent access to the rear of the

property. Externally, the property is complimented by spacious, mature gardens in lawn with an array of trees and shrubbery. A pebbled driveway leads to an attached double garage.

A highly sought after and convenient location, within proximity to many recreational facilities including CIYMS Sports Club, Cairnburn Park, various restaurants and cafes, plus leading primary and secondary schools - perfect for young families, yet nearby main routes to Belfast City, Ballyhackamore, Dundonald and Holywood, making it suitable for commuters. We recommend internal viewing to fully appreciate all this wonderful home has to offer.



- Well-appointed, deceptively spacious detached family home
 - Quiet, cul-de-sac position located off the prestigious Circular Road
 - Affords a wealth of adaptable accommodation over 3 floors
 - Reception porch leading to Hallway
 - Inner hall to cloaks WC
 - Four Reception Rooms including:
 - Living Room / Dining Room / Family Room / Sun Room
 - Five double bedrooms
 - Principal with ensuite
 - Jack&Jill ensuite to bedrooms 2 & 3
 - Lower Ground level comprising:
 - Games Room plus additional 2 rooms & utility
 - Beam Vacuum System
 - Gas fired central heating
 - Airchange system installed on all floors with controls in the kitchen
 - Enveloped by mature gardens in lawn with trees and shrubbery
 - Pebbled driveway leads to an attached double garage with gas fired boiler
- Ideal for commuters - Nearby main routes to Belfast City, Ballyhackamore, Dundonald and Holywood
- Within proximity to many recreational facilities including CYMS Sports Club, Cairnburn Park, various restaurants & cafes, plus leading primary & secondary schools
 - Viewing is recommended to fully appreciate this wonderful home

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The Property Comprises:

Ground Floor

Hardwood double glazed front door with side lights leading to . . .



RECEPTION PORCH: Ceramic tiled floor, Glazed inner door with side lights leading to . . .

HALLWAY: Ceramic tiled floor, feature spiral staircase leading to first floor.

DOWNSTAIRS W.C.: Low flush WC pedestal wash hand basin, ceramic tile floor, fully tiled walls, window.

FAMILY ROOM: 20' 8" x 16' 9" (6.3m x 5.1m) Feature vaulted ceiling with pine tongue and groove panelling, floor to ceiling brick fireplace (feature open fire), dual aspect windows.



LIVING ROOM: 19' 4" x 14' 5" (5.9m x 4.4m) Sliding doors to exterior, engineered oak laminate wood flooring, feature fireplace (wood-burning stove) with brick inset, timber mantle and tiled hearth, built-in book shelving.



Glazed double doors leading to . . .

SUN ROOM: 23' 7" x 9' 2" (7.2m x 2.8m) Ceramic tiled floor, sliding double glazed door to exterior.



DINING ROOM: 12' 10" x 10' 10" (3.9m x 3.3m) Sliding doors to exterior.



KITCHEN: 16' 9" x 15' 5" (5.1m x 4.7m) Shaker style kitchen with range of high-level and low-level units with matching island, granite worktops, stainless steel sink with mixer tap, built-in 4 ring gas hob, tiled splashback and concealed extractor fan, built in high-level oven with grill above, built-in dishwasher, low voltage spot lighting and pelmet lighting, part tiled walls, ceramic tiled floor, hardwood stable style door to exterior - raised terrace with timber decked flooring.



From the hallway- spiral staircase leading to . . .

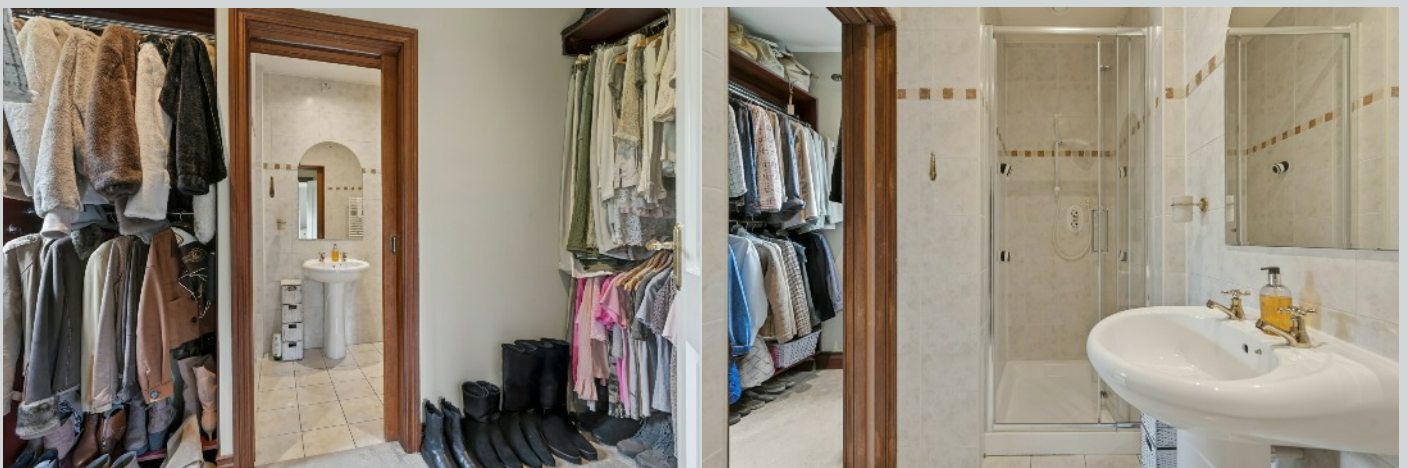
First Floor

GALLERY LANDING:

PRINCIPAL BEDROOM: 18' 8" x 13' 9" (5.7m x 4.2m)

WALK-IN WARDROBE: 10' 10" x 6' 3" (3.3m x 1.9m)

ENSUITE SHOWER ROOM: Fully tiled built in shower cubicle with mains shower, pedestal wash hand basin, low flush WC, heated towel rail, fully tiled walls, ceramic tiled floor.



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BEDROOM (2): 13' 5" x 9' 6" (4.1m x 2.9m)

BEDROOM (3): 13' 5" x 10' 6" (4.1m x 3.2m)

JACK & JILL ENSUITE: (Between bedrooms 2 & 3). Fully tiled built in shower cubicle with mains shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor.



BEDROOM (4): 12' 6" x 9' 6" (3.8m x 2.9m)

BATHROOM: Four-piece suite composing fully tiled built in shower cubicle with mains shower unit, corner bath, vanity unit with wash hand basin and low-level cupboards, additional high-level cupboards, low flush WC, bidet, fully tiled walls, ceramic tiled floor, window.



Lower Level

HALL: Storage under stairs.

RECREATION ROOM: 27' 3" x 23' 7" (8.3m x 7.2m) Could be utilised as a Games room, playroom, studio or additional reception space - oak strip flooring, extensive range built-in storage cupboards.



STORAGE: 23' 7" x 9' 2" (7.2m x 2.8m)

UTILITY ROOM: 13' 5" x 11' 10" (4.1m x 3.6m) Range of built-in units, stainless steel sink with mixer tap, plumbed for washing machine, space for condenser dryer, window.



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BEDROOM (5): 13' 5" x 8' 10" (4.1m x 2.7m) Oak strip wood flooring.

BEDROOM (6): 9' 10" x 8' 10" (3m x 2.7m) Oak strip wood flooring.

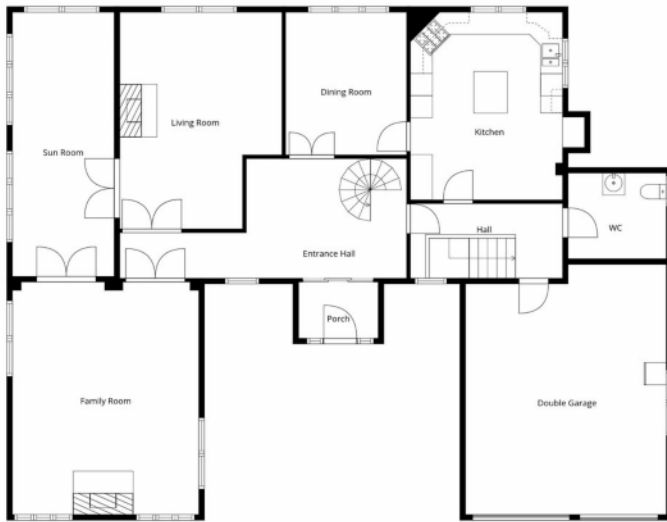


Outside

ATTACHED DOUBLE GARAGE 22' 4" x 18' 1" (6.8m x 5.5m) Light and power, twin up and over doors.

Good sized front garden and lawn, bordered by mature trees and shrubbery offering an excellent degree of privacy. Pavior brick terrace area and steps leading to front door. Mature, good sized side and rear garden in lawn bordered by an array of mature shrubbery and trees. Outside tap and light. PVC oil tank.

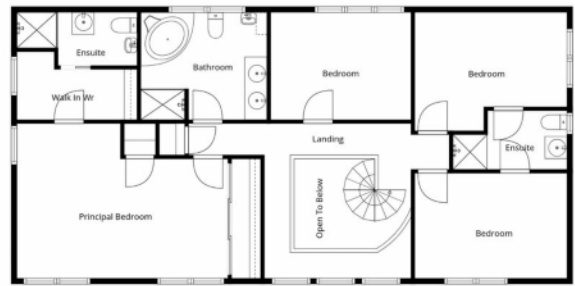




2nd Floor



1st Floor



3rd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Passing CIYMS and Belmont Park on the right, continue down Circular Road and turn right after The Walled Garden/Rascals Nursery. No. 6 is at the bottom of the cul-de-sac.

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

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