



Tucked away within a quiet residential setting, this attractive detached villa offers generous accommodation well suited to modern family life. The ground floor comprises a bright living room with bay window and feature fireplace, a separate family/dining room, a contemporary kitchen with casual dining area, and a convenient ground floor WC.

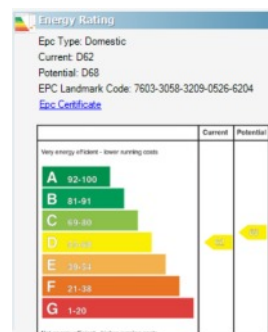
On the first floor are four well-proportioned bedrooms, all served by a family bathroom fitted with a white suite. Additional benefits include natural gas central heating and double glazing throughout.

Externally, the property enjoys front and private rear gardens, along with a detached garage and driveway parking. Ideally positioned close to excellent local schools, shops, amenities and the Comber Greenway, this is a home that combines space, practicality and a highly convenient location.

**Offers Over  
£399,950**

19 Kings Crescent,  
BELFAST,  
BT5 6PR

Viewing by  
appointment  
through agent  
028 9042 4747





- Attractive and generously proportioned detached villa with original features
- Four well-appointed bedrooms on the first floor
- Bright living room featuring an attractive fireplace and bay window
- Separate family room with dining area, ideal for everyday living and entertaining
- Contemporary fitted kitchen with casual dining space
- Convenient ground floor WC
- Family bathroom fitted with a classic white suite
- Natural gas fired central heating
- Fully double glazed throughout
- Detached garage with private driveway parking
- Well-maintained front garden and private enclosed rear garden
- Ideally located close to highly regarded local schools, amenities and the Comber Greenway



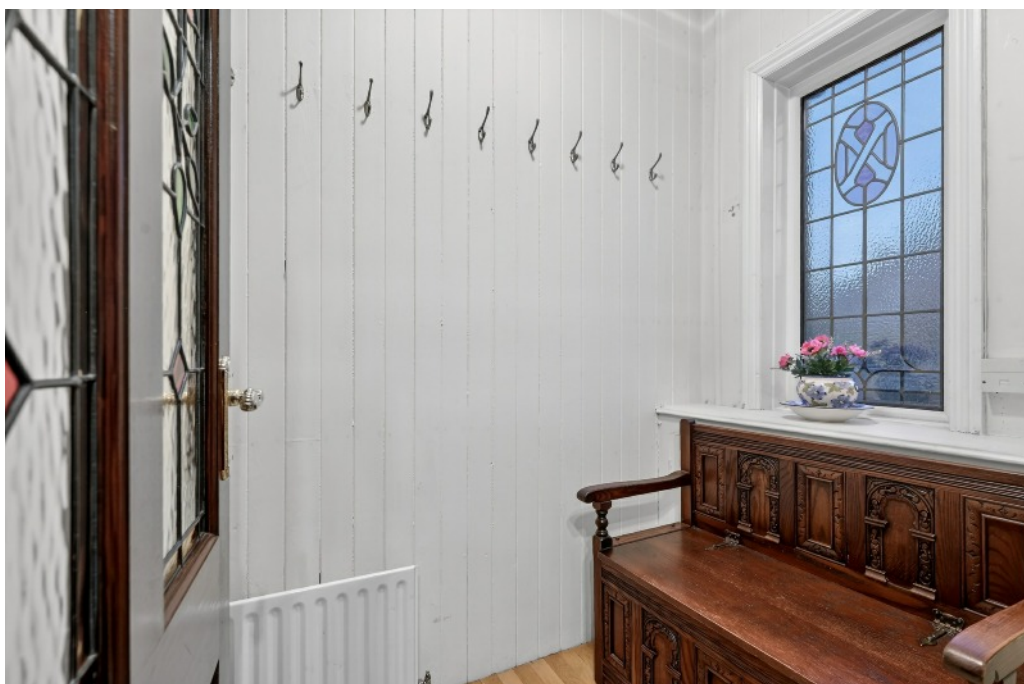
The Property Comprises:

Paved front driveway, step to upvc composite front door with glazed central panel.

## Ground Floor

ENTRANCE HALL: Wooden floor, feature wooden panelling. Large understairs storage cupboard housing the gas boiler.

LARGE CLOAKROOM: 6' 7" x 4' 3" (2m x 1.3m) Could be used as a small study, tongue and groove walls and ceiling, stain glass window.



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LIVING ROOM: 17' 9" x 12' 2" (5.4m x 3.7m) Large bay window, wooden floor, picture rail, marble fireplace with tiled hearth.



DINING ROOM: 12' 10" x 12' 2" (3.9m x 3.7m) Outlook to rear.

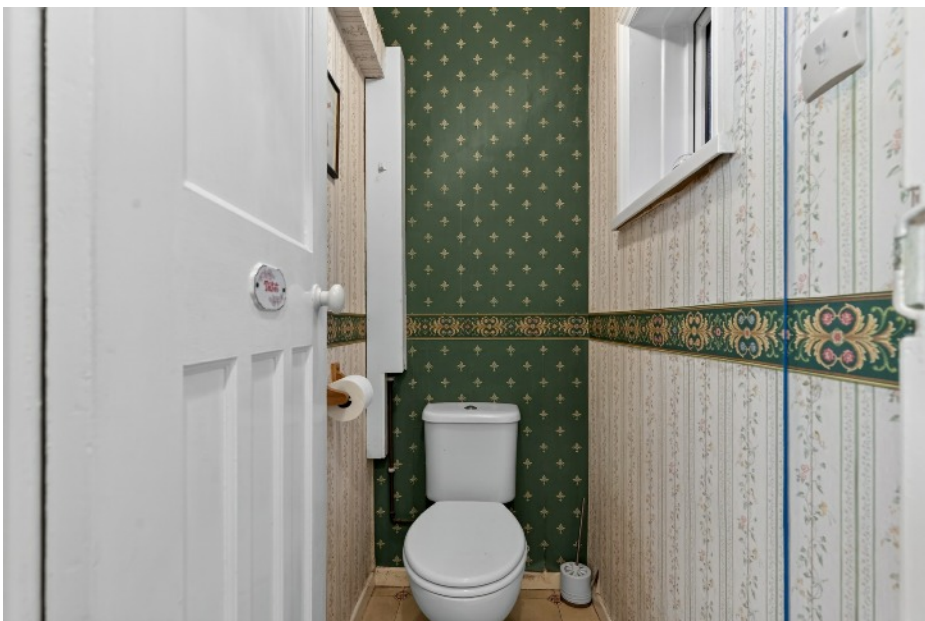




KITCHEN/DINING AREA: 17' 9" x 9' 10" (5.4m x 3m) At widest points. Laminate flooring, excellent range of high and low level units, plumbed for fridge, Beling double oven, Zanussi electric hob, stainless steel Caple sink with chrome mixer tap, plumbing for washing machine, outlook to rear, part tiled wall.



DOWNSTAIRS W.C.: Low flush WC.



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LANDING: Two large storage cupboards, access to roofspace via slingsby style ladder, light and power, fully floored, Velux windows.



## First Floor

BEDROOM (1): 18' 1" x 11' 6" (5.5m x 3.5m) Laminate effect wooden flooring, large built in wardrobes, wash hand basin, large bay window, feature picture rail.

BEDROOM (2): 12' 10" x 10' 10" (3.9m x 3.3m) Large built in wardrobes, vanity unit with wash hand basin and chrome mixer tap.



BEDROOM (3): 11' 10" x 7' 10" (3.6m x 2.4m) Outlook to rear.

BEDROOM (4): 10' 10" x 9' 10" (3.3m x 3m) Outlook to front, laminate effect wooden flooring.





BATHROOM: Low flush WC, heated towel rail, wooden panelled bath with shower attachment, Mira sport shower unit, chrome mixer tap, pedestal wash hand basin with chrome mixer tap, ceramic tiled floor, access to roofspace.



Outside

FRONT: Laid in lawns, mature shrubs, paved driveway with parking for a number of cars.

GARAGE: 26' 3" x 11' 10" (8m x 3.6m) Up and over style door.

REAR: Small patio area, lawn, mature shrubs, South facing aspect.



Location:

Coming from Knock lights turn down Kings Road at Towell House heading towards Gilnahirk. Kings Park is first on the right after Comber Greenway pedestrian lights. Kings Crescent is first on the right. Number 19 is halfway down on the right side.

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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