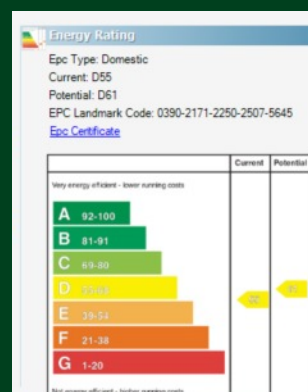




31 Glen Ebor Park,
BELFAST,
BT4 2JJ

Offers Around
£620,000

Viewing by
appointment with
& through agent
028 90 424747





A deceptively spacious, detached family home occupying a quiet cul-de-sac position within an established residential area just off the Old Hollywood Road.

Affording well proportioned, adaptable accommodation complimented by a layout that lends itself perfectly to modern family living. Briefly comprising reception hallway hall, living room, dining room, separate kitchen, conservatory plus downstairs shower room. On the first floor, are five bedrooms plus bathroom. Enhanced by oil fired central heating and uPVC double glazed windows, the property also has a large garage and separate laundry room. Enveloped by

notably private, mature gardens benefitting from a sunny aspect.

A convenient and highly sought after location; Within proximity to a wealth of amenities, leading primary and secondary schools, Cairnburn Park, Stormont Estate and George Best Belfast City Airport. Also only a short commute to Belfast city centre plus nearby towns including Holywood, Dundonald, Belmont and Ballyhackamore villages. All in all, an excellent family home within a popular residential location.

- Deceptively spacious detached family home
 - Occupying a quiet cul-de-sac position
- Adaptable layout- perfect for modern family living
 - Shower Room
 - Living Room
 - Dining Room
 - Conservatory
 - Separate Kitchen
- Five well-proportioned bedrooms
 - Luxury bathroom
- Access to balcony (from first floor landing)
 - Oil fired central heating
 - uPVC frame double glazed windows
 - Garage with attached Laundry Room
- Enveloped by notably private, mature gardens in lawn
- Established, highly convenient & sought after location
- Ideal for commuters - located less than 5 miles to Belfast
 - Within proximity to Holywood, Dundonald, Belmont & Ballyhackamore
- Nearby various schools, Cairnburn Park, Stormont Estate and George Best Belfast City Airport



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The Property Comprises:

Ground Floor

Composite double glazed front door with side lights.

RECEPTION HALL: Engineered oak wooden flooring.

CLOAKROOM: Decorative flooring.

SHOWER ROOM: Fully tiled shower cubicle with mains shower unit, low flush wc, vanity unit with wash hand basin, mixer tap and tiled splashback, shaver points, window.



LIVING ROOM: 21' 12" x 11' 2" (6.7m x 3.4m) Engineered oak wooden floor. Attractive open fireplace with granite surround with matching inset and hearth, baxi grate, cornice ceiling.



KITCHEN: 16' 1" x 12' 10" (4.9m x 3.9m) Modern kitchen with excellent range of high and low level units, stainless steel sink unit with drainer and mixer tap, built-in hotpoint electric oven and grill, built-in ceramic hob, extractor fan, space for dishwasher, plumbed for American style fridge/freezer. Laminate worktops, part tiled walls. uPVC double glazed door to exterior.



DINING ROOM: 13' 1" x 11' 10" (4m x 3.6m) Oak laminate wooden floor, door to living room. uPVC double glazed sliding door to:



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CONSERVATORY: 14' 1" x 12' 2" (4.3m x 3.7m) uPVC double glazed door to exterior, ceramic tiled floor.



First Floor

LANDING: uPVC double glazed door to external balcony area. Hotpress with lagged copper cylinder.

PRINCIPAL BEDROOM: 12' 6" x 11' 10" (3.8m x 3.6m) Oak effect laminate wooden floor.



BEDROOM (2): 12' 10" x 9' 10" (3.9m x 3m) Double built-in robe with cupboard above. Oak effect laminate wooden floor.



BEDROOM (3): 10' 6" x 9' 10" (3.2m x 3m) Built-in robe.



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BEDROOM (4): 12' 2" x 9' 10" (3.7m x 3m)



BEDROOM (5): 13' 1" x 9' 2" (4m x 2.8m)



Outside

Concrete driveway. Front garden in lawn.

GARAGE: 17' 1" x 17' 1" (5.2m x 5.2m) Up and over door, light and power, built-in cupboards.

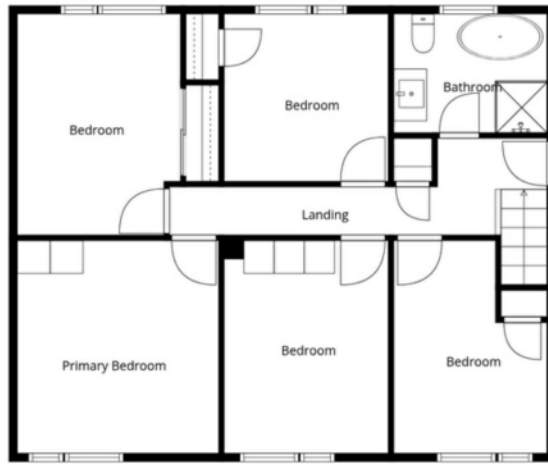
LAUNDRY ROOM: 8' 10" x 6' 7" (2.7m x 2m) Belfast sink, plumbed for washing machine, space for tumble dryer, oil fired boiler.

Enclosed rear garden, bordered by fencing and hedging, pavior patio, garden in lawn.

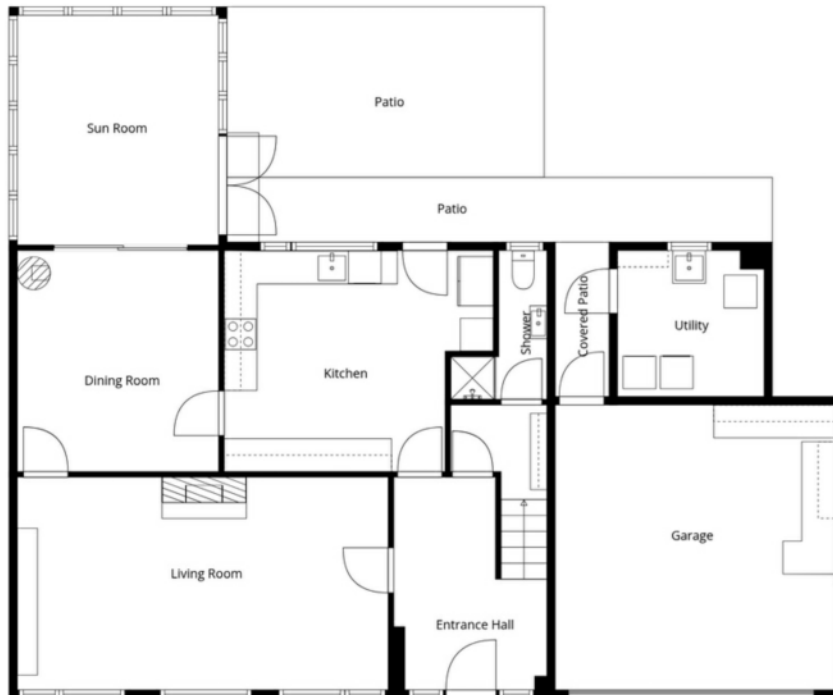


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2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

Travelling along the Old Holywood Road out of Belfast, turn right onto Quarry Road. Take the first left onto Glen Ebor Park.

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Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700

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