



Located just off Parklands, this well-presented semi-detached property is tucked away in a quiet yet highly convenient residential area.

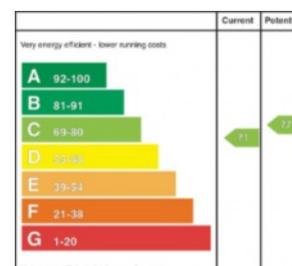
Occupying an elevated position, the property affords a notably private aspect with an enclosed rear garden in lawn. Internally, the accommodation is bright and well-proportioned. The layout comprises hallway, lounge, and open plan kitchen – dining overlooking and with direct access to the garden. The first floor provides three bedrooms and modern 4 piece white bathroom.

Offering ease of access to arterial routes including the Outer Ring and M3 which connects the Province's motorway networks. Various leading schools are close to hand. Popular shopping facilities at Belmont, Ballyhackamore and Holywood are nearby as are Holywood Exchange (including Ikea), 24 hour Tesco, Bannatyne Health Club and Belfast City Airport. Perfectly suited to the young professional or those starting a family, early viewing is highly recommended.

Offers Over
£210,000

50 Garnerville Gardens,
BELFAST,
BT4 2PA

Viewing by
appointment
through agent
028 9042 4747





- Quiet yet highly convenient location just off Parklands
- Bright, spacious & well-proportioned semi detached
- Living Room
- Kitchen open plan to Dining Room
- Three Bedrooms
- Bathroom with 4 piece suite
- Gas fired central heating / uPVC frame double glazed windows / Re-wired 2020
- Floored roofspace with Cosy Insulation attic spray foam
- Tarmac driveway - off street parking / Enclosed rear garden in lawn with raised patio / Elevated position affording private aspect to rear
- Close to arterial road networks with links to Belfast & beyond
- Within proximity to Hollywood, Ballyhackamore, Belmont & Belfast
- Nearby to Hollywood Exchange (including Ikea), 24 hour Tesco, Bannatyne Health Club and Belfast City Airport

The Property Comprises:

Ground Floor

Composite uPVC double glazed front door to . . .

HALLWAY: Oak wood floor, storage cupboard understairs.



LIVING ROOM: 12' 10" x 11' 2" (3.9m x 3.4m) Oak effect laminate wood floor.



OPEN PLAN KITCHEN/DINING: 17' 9" x 12' 10" (5.4m x 3.9m) Shaker style kitchen with range of high and low level units, stainless steel sink with drainer and mixer tap, laminate worktops, subway tiled walls, Hotpoint built-in oven, four ring gas hob, stainless steel extractor fan, space for dishwasher, space for fridge freezer, oak wood floor, uPVC sliding door to exterior.



First Floor

LANDING: Access to floored roofspace with cozy insulation attic spray foam.



BEDROOM (1): 12' 6" x 10' 2" (3.8m x 3.1m) Range of built-in wardrobes with sliding doors, Worcester gas fired boiler.



BEDROOM (2): 12' 6" x 10' 2" (3.8m x 3.1m) Built-in wardrobes.



BEDROOM (3): 8' 10" x 7' 7" (2.7m x 2.3m) Alcove shelving.



BATHROOM: Four piece white suite comprising panelled bath with mixer tap, fully tiled built-in shower cubicle with mains shower unit, wash hand basin with mixer tap and low level drawer, low flush wc, fully tiled walls, ceramic tiled floor, extractor fan, uPVC tongue and groove ceiling.



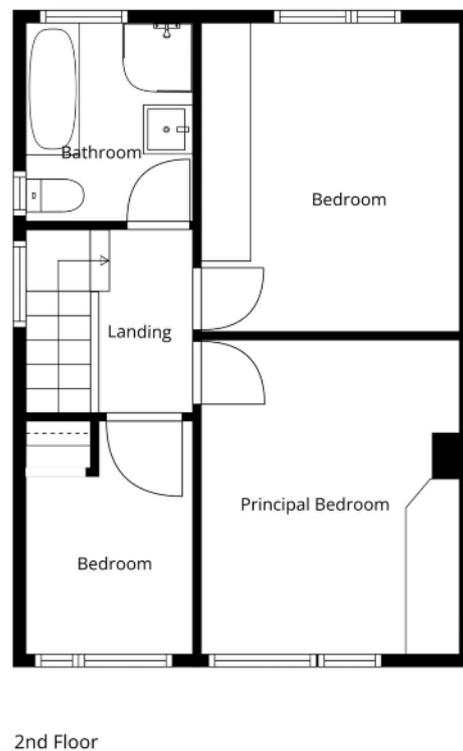
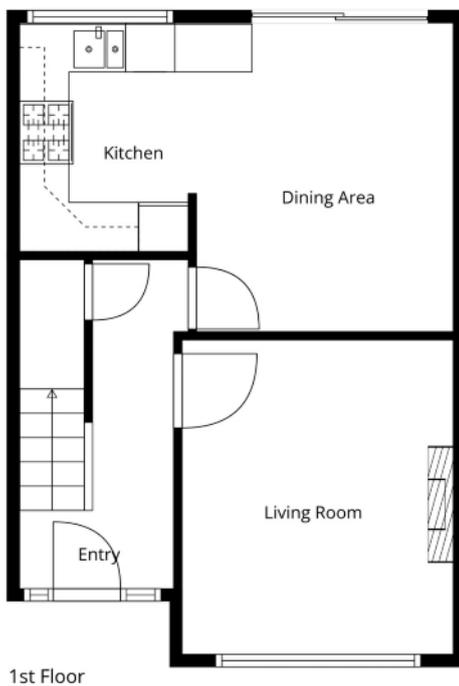
Outside

Quiet yet convenient location just off Parklands. Tarmac driveway with off street parking. Enclosed rear garden in lawn with raised patio benefiting from private aspect. Timber shed with light, power and plumbed for washing machine.



Location:

Travelling out of Belfast along Holywood Road, take the last right before the dual carriageway junction, on to Parkway. Take the first slip road on the left into Garnerville.



Sizes And Dimensions Are Approximate. Actual May Vary.

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

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