



This attractive and extended semi-detached home enjoys a superb, quiet cul-de-sac location between the Upper Newtownards Road and Kings Road.

Sympathetically extended by the current owners who have created a delightful family home with many additional features, some of which include a fourth bedroom with ensuite shower room, open plan kitchen with casual dining and family area and separate utility room.

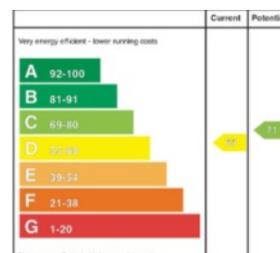
A short stroll from local amenities in Kings Square, the Omni Park Cinema Complex with its popular restaurants, Summerhill convenience store, Stormont Estate and Playpark and Comber Greenway within a few minutes walk.

Easy access to Belfast City Centre and the Ulster Hospital via public or private transport.

Offers Around
£375,000

6 Abbey Gardens,
Belfast,
BT5 7HL

Viewing by
appointment
through agent
028 9042 4747





- Attractive four bedroom semi-detached villa in a very convenient, quiet cul-de-sac location
- Two separate reception rooms
- Extended modern fully fitted kitchen with casual dining and family area
- Separate utility room
- Four bedrooms to include principal bedroom with ensuite shower room
- Modern bathroom with separate shower
- Oil fired and Wood Pellet central heating with solar panels which provide hot water
- Mahogany uPVC double glazing
- Private parking to integral garage/store
- Enclosed South facing gardens to rear
- Close to many fantastic amenities, including local shops, public transport and the Comber Greenway

The Property Comprises:

Ground Floor

Double glazed composite front door to:

RECEPTION HALL: Wood block mahogany flooring. Cloakroom.



SITTING ROOM: 11' 10" x 11' 6" (3.6m x 3.5m) Mahogany wood block flooring, cornice ceiling.



LIVING ROOM: 11' 10" x 11' 6" (3.6m x 3.5m) Polished stone fireplace with matching inset and hearth, gas fire (radiant) which pushes heat out into room, cornice ceiling. Glazed double doors to:



MODERN FULLY FITTED KITCHEN OPEN PLAN TO CASUAL DINING AND FAMILY ROOM: 22' 0" x 20' 0" (6.71m x 6.1m) Range of high and low level light oak units, work surfaces, 1.5 drainer stainless steel sink unit with mixer taps. Built-in ovens and five ring gas hob, stainless steel extractor fan, integrated dishwasher and microwave, integrated fridge. Concealed lighting. Wood pellet stove (heats water and room), slate flooring.



UTILITY ROOM: Single drainer one and a half bowl stainless steel sink unit with mixer tap, range of high and low level units, uPVC french doors door to rear. Ceramic tiled floor, plumbed for washing machine. Service door to garage.



PRINCIPAL BEDROOM: 22' 0" x 11' 6" (6.71m x 3.51m) Range of built-in robes with mirror fronted sliding doors, exposed timber flooring.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, low flush wc, vanity sink unit with mixer tap, fully tiled walls, ceramic tiled floor, heated towel rail



First Floor

LANDING: Slingsby ladder to fully floored roofspace, light and power, Velux window.

Telephone 028 9042 4747
www.templetonrobinson.com

BEDROOM (2): 11' 10" x 9' 10" (3.6m x 3m) Wall-to-wall range of built-in robes with sliding doors, light oak laminate flooring.

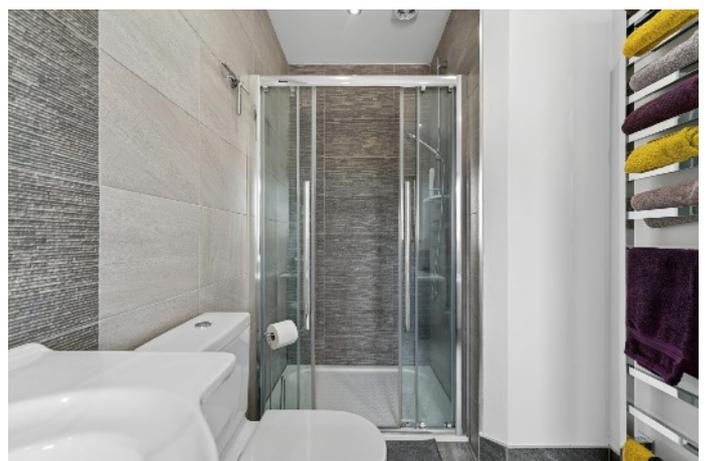


BEDROOM (3): 12' 2" x 9' 10" (3.7m x 3m) Twin built-in robe, oak laminate flooring.

BEDROOM (4): 8' 6" x 7' 7" (2.6m x 2.3m) Light oak laminate flooring.



MODERN BATHROOM: Contemporary white suite comprising tiled panelled bath with mixer taps, low flush wc, vanity sink unit with mixer taps, double shower cubicle, heated towel rail, ceramic tiled floor.





Location:

Coming out of Belfast on the Upper Newtownards Road, turn into Summerhill Avenue and continue to top. Turn right into Abbey Gardens and property is on left hand side. Can also be reached via Kings/Abbey Roads.

Telephone 028 9042 4747
www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

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.