

TEMPLETON
ROBINSON



291 Belmont Road,
Belfast,
BT4 2LB

Offers Around
£625,000

Viewing by
appointment with
& through agent
028 90 424747



An exceptional detached home positioned within the heart of Belmont, one of East Belfast's most sought-after locations.

Extending to circa. 2,250sq feet, the property offers a wealth of accommodation arranged over three floors. The well-designed layout could be adapted to suit the occupier's requirements. An impressive open plan kitchen – dining – living with vaulted ceiling is undoubtedly the heart of this beautiful home. Further investigation reveals a spacious living room plus cloaks WC, utility leading to garage (currently configured as a home gym). On the upper floors are four bedrooms – principal and guest room both with ensuite plus family bathroom. Finished to a notably high standard and lending itself to a contemporary

style, the property is immaculately presented throughout. Externally, a pavior brick driveway offers ample parking complimented by a low maintenance landscaped rear garden.

Located within a highly convenient area, just a short walk from Campbell College, Strathearn Grammar School, Cairnburn Park and CIYMS sports club, not to mention George Best City Airport, a variety of schools, and host of other very popular amenities. Ballyhackamore, Belmont, and Holywood are all close to hand, and Belfast city centre is just a short commute. We are confident this wonderful home will appeal to the most discerning purchaser and therefore highly recommend viewing.



- Exceptional detached home located within the heart of Belmont
 - Well designed & adaptable layout extending to 2,250 sq ft
 - Open plan kitchen – dining – living with vaulted ceiling
 - Hallway
 - Cloaks WC
 - Living Room
 - Utility leading to Garage (Currently configured as home gym)
 - Four double bedrooms
 - Two bedrooms afford ensuite
 - Luxury bathroom
 - Wired for security alarm
 - Phoenix gas fired central heating
 - uPVC frame double glazed windows
 - Finished to a notably high standard & immaculately presented throughout
 - Pavior brick driveway & low maintenance landscaped rear garden
- Nearby Campbell College, Strathearn Grammar School, Cairnburn Park and CYMS sports club
 - Ballyhackamore, Belmont, and Holywood and Belfast city centre all just a short commute

Telephone 028 9042 4747

www.templetonrobinson.com

The Property Comprises:

Ground Floor

Composite front door to . . .

HALLWAY: Tiled floor.

CLOAKROOM: Low flush wc, vanity unit, part tiled walls, feature tiled floor, extractor fan.

LIVING ROOM: 23' 0" x 14' 1" (7.01m x 4.29m) Stone effect fireplace with matching inset and hearth (electric), oak laminate wood floor.



KITCHEN OPEN PLAN TO DINING: 27' 3" x 15' 1" (8.3m x 4.6m) Bespoke hand crafted Shaker style kitchen with excellent range of high and low level units and matching peninsula, feature canopy over cooker recess, granite worktop, upstand and splashback, Mile four ring gas hob, concealed fan, built-in Bosch eye level oven.





UTILITY ROOM: 11' 2" x 5' 3" (3.4m x 1.6m) Single drainer stainless steel sink with drainer and mixer tap, low level units, laminate worktop, plumbed for washing machine.

First Floor

BEDROOM (1): 15' 5" x 14' 5" (4.7m x 4.4m)



ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower unit, wash hand basin with mixer tap, low flush wc, heated towel rail, extractor fan, window.



BEDROOM (2): 11' 2" x 9' 10" (3.4m x 3.0m)



BATHROOM: Luxury four piece white suite comprising fully tiled built-in shower cubicle with mains shower unit, shelved recess, free standing bath, vanity unit with wash hand basin, mixer tap and low level drawer, close coupled wc, fully tiled walls, ceramic tiled floor, extractor fan, window.



BEDROOM (3): 11' 2" x 10' 2" (3.4m x 3.1m) Walnut effect laminate wood floor.



Second Floor

LANDING:

BEDROOM (4): 17' 1" x 11' 10" (5.2m x 3.6m) Walk-in wardrobe.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower unit, wash hand basin with mixer tap and low level drawer, low flush wc, heated towel rail, fully tiled walls, extractor fan, Velux window.



Outside

GARAGE/GYM: 16' 5" x 9' 10" (5.0m x 3.0m) Roller door, light and power, extensive range of built-in units.



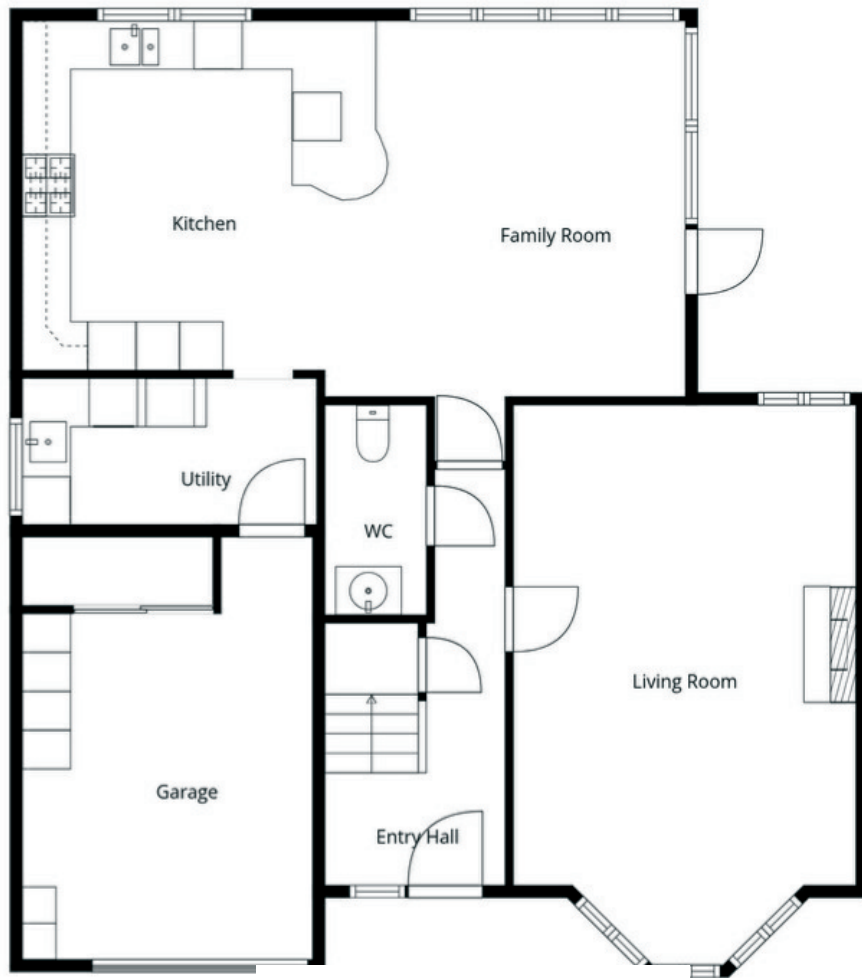
Tarmac driveway to ample parking. Enclosed low maintenance garden. Feature bar area with light, power and plumbing. Outside light and tap.





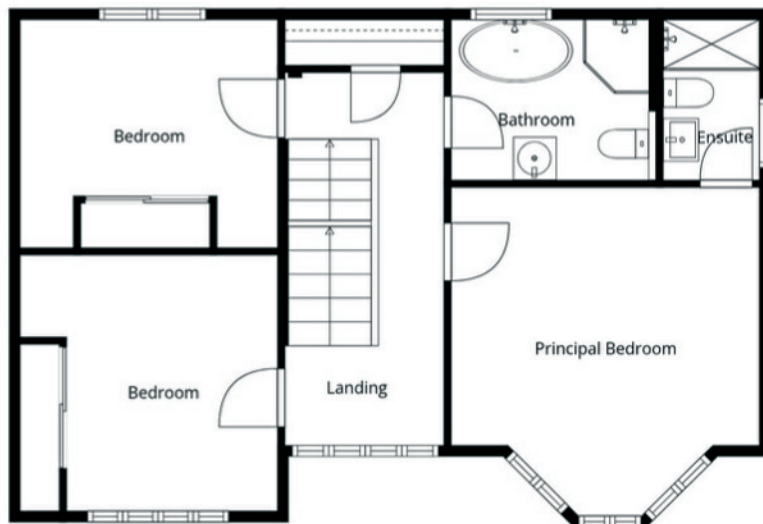
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Sizes And Dimensions Are Approximate. Actual May Vary.

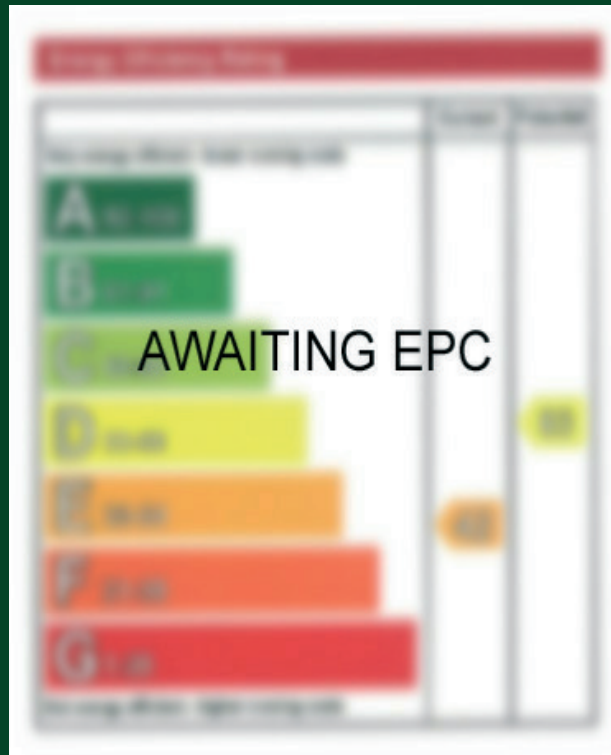
Floor 1



Floor 2



Floor 3



Location:

Travelling out of Belfast along the Belmont Road; At the Belmont Road roundabout, take the second exit onto Belmont Road. No 291 is positioned on the right hand side just after Massey Avenue.

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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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.

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