



Situated in the highly desirable Haddo Woods development, this beautifully presented three-bedroom semi-detached home offers a wonderful opportunity to acquire a modern, move-in ready property in a peaceful setting overlooking Belvoir Forest.

Maintained and presented to an exceptional standard, this home combines style, comfort and practicality, making it ideal for families, professionals, or those seeking a well-connected suburban retreat.

The ground floor comprises a welcoming entrance hall with convenient downstairs wc, a bright and spacious lounge, and a superb open-plan kitchen diner featuring a range of modern units and integrated appliances perfect for both everyday living and entertaining.

Upstairs, there are three generous bedrooms, including a principal suite with a stylish en suite shower room. A contemporary family bathroom completes the first floor.

Externally, the property enjoys a spacious driveway providing ample off-street parking, along with a detached garage offering additional storage or potential for a home workspace. The enclosed rear garden offers a private outdoor space with pleasant views over the surrounding woodland, creating a tranquil backdrop for relaxation.

Located just a short distance from local shops, schools, and amenities, and with easy access to main transport routes, this superb home provides the perfect blend of convenience and natural surroundings. Early viewing is highly recommended to fully appreciate all that this stunning Haddo Woods property has to offer.

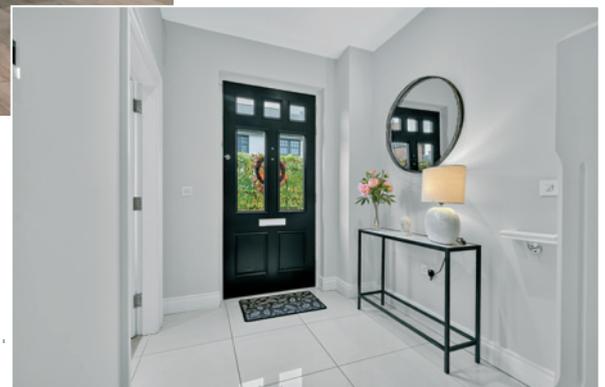
Offers Over  
£399,950

15 Haddo Woods,  
BELFAST,  
BT8 8FS

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- Beautifully Presented and Upgraded Three Bedroom Semi-Detached Home in the Highly Sought-After Haddo Woods Development, Belvoir
- Convenient Location Close to Local Amenities, Leading Schools and Main Transport Routes to Belfast City Centre
- Situated in a Peaceful Residential Area with Picturesque Outlooks Over Belvoir Forest
- Spacious Entrance Hall with Convenient Downstairs WC
- Generous Lounge with Bright Front Aspect
- Modern Open Plan Kitchen Diner with Range of Contemporary Units, Integrated Appliances and Ample Space for Family Dining
- Three Well-Proportioned Bedrooms Including Main Bedroom with Stylish En Suite Shower Room
- Family Bathroom with Modern White Suite and Attractive Finishes
- Spacious Driveway Providing Excellent Off-Street Parking
- Detached Garage Offering Additional Storage or Potential Workspace
- Private Enclosed Rear Garden Enjoying Excellent Privacy and Woodland Views
- EV Charging Point
- Double Glazed Windows, Efficient Gas Fired Central Heating Throughout, Heated Floors Throughout Ground Floor
- An Immaculate Home in a Prime Location – Early Viewing Strongly Recommended



The Property Comprises:

Composite front door with glass inset and glass toplight to...

Ground Floor

RECEPTION HALL: Polished tiled floor, low voltage recessed spotlighting, understairs storage/cloaks, access to electric meter.

LIVING ROOM: 14' 9" x 11' 7" (4.5m x 3.53m) At widest points. Outlook to front, laminate effect flooring, wall hung fire, low voltage recessed spotlighting.



DOWNSTAIRS W.C.: White suite comprising low flush WC with plush button, floating wash hand basin with chrome mixer tap and built in vanity unit, part tiled walls, tiled floor, frosted glass picture window, low voltage recessed spotlighting, extractor fan.

KITCHEN/DINER: 19' 5" x 11' 5" (5.92m x 3.48m) At widest points. Oak fully fitted kitchen with range of high and low level units, Quartz stone worktops, built in 4 ring ceramic Neff hob with extractor fan above, space for fridge/freezer, built in high level oven and grill, integrated dishwasher, inset sink with pull-out chrome mixer tap, access to gas boiler, breakfast island with built in storage and breakfast bar, polished tiled floor, ample space for casual dining, arch way to...



LIVING AREA: 14' 5" x 10' 4" (4.39m x 3.15m) At widest points. Panoramic glass floor to ceiling windows with outlook to rear, double glazed sliding doors, polished tiled floor, low voltage recessed spotlighting.



## First Floor

LANDING: Access to roofspace via Slingsby ladder. Hotpress with additional built in storage and access to pressurised hot water cylinder.

FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and built in vanity unit, corner shower unit with sliding door, shower with thermostatic control valve and telephone attachment, fully tiled walls, heated tiled floor, chrome heated towel rail, frosted glass window, low voltage recessed spotlighting, extractor fan.



BEDROOM (1): 12' 2" x 11' 6" (3.71m x 3.51m) At widest points. Outlook to front, built in slide robes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and built in vanity unit, corner shower unit with glass sliding door, shower with chrome thermostatic control valve, telephone attachment and rainfall shower head, chrome heated towel rail, fully tiled walls, heated tiled floor, low voltage recessed spotlighting, extractor fan.



BEDROOM (2): 13' 5" x 10' 0" (4.09m x 3.05m) At widest point. Outlook to rear, built in slide robes, low voltage recessed spotlighting.



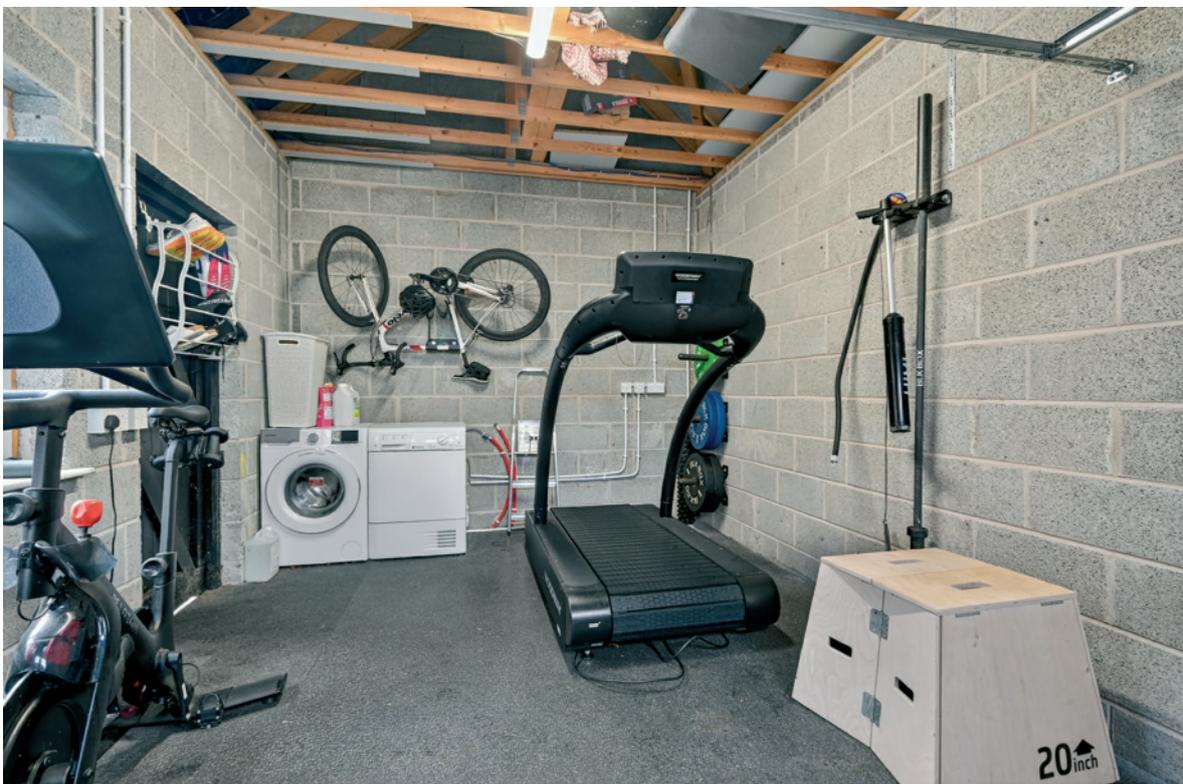
BEDROOM (3): 9' 8" x 8' 11" (2.95m x 2.72m) Outlook to rear, built in slide robes.



Outside

FRONT: Laid in lawns, tarmac driveway with off-street parking for 2-3 cars, patio walk way to front door.

DETACHED GARAGE: 17' 0" x 10' 2" (5.18m x 3.1m) At widest points. Metal up and over door, plumbed for washing machine, plumbed for tumble dryer, light and power, additional roof space storage.



REAR: Extensive enclosed private rear garden, part patio, part laid in lawns with mature surround hedging, outlook across the forest. Outside tap, outside light. South westerly aspect.



Location:

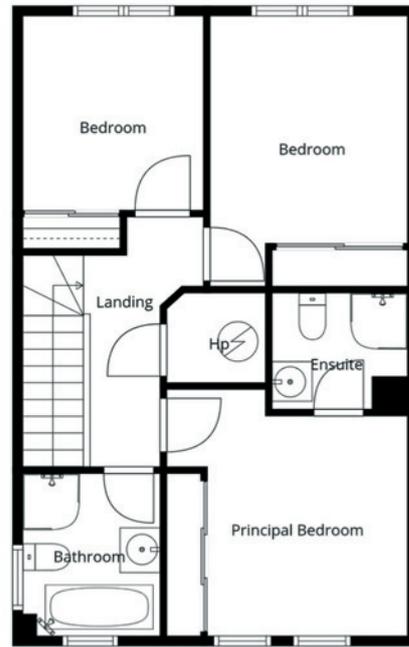
Coming along the Hospital Road towards the Hillhall Road, turn right into Lady Ishbel Avenue. Haddo Woods is located on the left hand side.

Telephone 028 9266 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



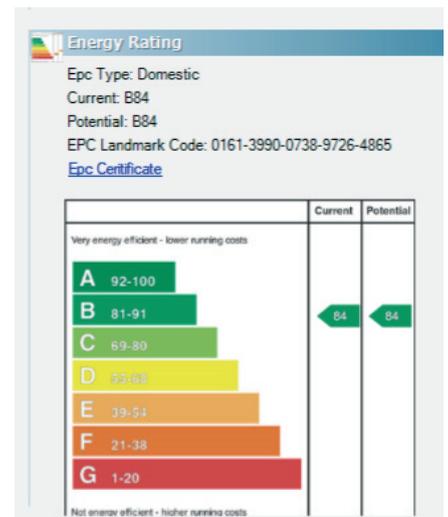
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
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