

KENSINGTON GARDENS, BELFAST
STUNNING NEW DEVELOPMENT OF TWO SEMI-DETACHED VILLAS AND
ONE DETACHED VILLA



Kensington Gardens presents a small development of three excellent family homes set in the Cherryvalley area of East Belfast. These stylish homes are superbly located in order to enjoy the many benefits of the surrounding area and have been designed to encompass the best in family living.

With four bedrooms they also offer the much in demand combination of open plan, contemporary living with well-appointed bedrooms (2 with en-suite), and high specification finish throughout. With separate reception room, downstairs cloakroom and utility room, the layout offers a perfect combination of accommodation for families. Of particular note is the spacious master bedroom suite with en-suite shower room and walk-in wardrobe which occupies the entire top floor.

Set in a quiet cul-de-sac off the Kensington Road, the area is both popular and convenient with many well known shopping, dining and sporting amenities nearby in Cherryvalley, Gilnahirk, Ballyhackamore and Belmont.

Close to excellent schools and with easy access to main arterial routes to Belfast, Lisburn and Newtownards, new homes in this area are always in high demand.

Price From
£460,000

7 Kensington Gardens,
off Kensington Road,
BELFAST,
BT5 6NP

Viewing by
appointment with
& through agent
028 9065 0000

Fixtures and Fittings:

KITCHEN:

- Bespoke kitchens by Parker G Interiors
- Contemporary style kitchen on premium specification carcasses with full soft close mechanism throughout
- Painted frontals in a wide choice of colours and state of the art Quartz Stone work surfaces with designer Rangemaster sink and taps
- Rangemaster Professional range cooker
- Hoover tall integrated fridge
- Hoover integrated under counter freezer
- Hoover integrated dishwasher
- Extractor fan

UTILITY ROOM:

- Range of fitted furniture with solid ash painted shaker style doors and 25 mm Topshape worktop, Rangemaster sink and taps
- Washing machine
- Tumble dryer

BATHROOMS:

- Bathrooms, ensuites and WCs are finished with contemporary white sanitary ware, heated towel radiator and tiling of your choice, from a selection of high quality paint and tile options
- Floor and wall tiling
- Vanity unit and lounge basin
- Freestanding bath with bath/shower mixer
- Slimline shower with fixed glass screen
- Heated towel rail
- WC

BEDROOM 1 ENSUITE

- Floor and wall tiling
- Vanity unit and lounge basin
- Slimline corner shower with glass doors
- Heated towel rail
- WC

MASTER BEDROOM ENSUITE

- Floor and wall tiling
- Vanity unit and lounge basin
- Slimline corner shower with glass doors
- Heated towel rail
- WC

GROUND FLOOR WC

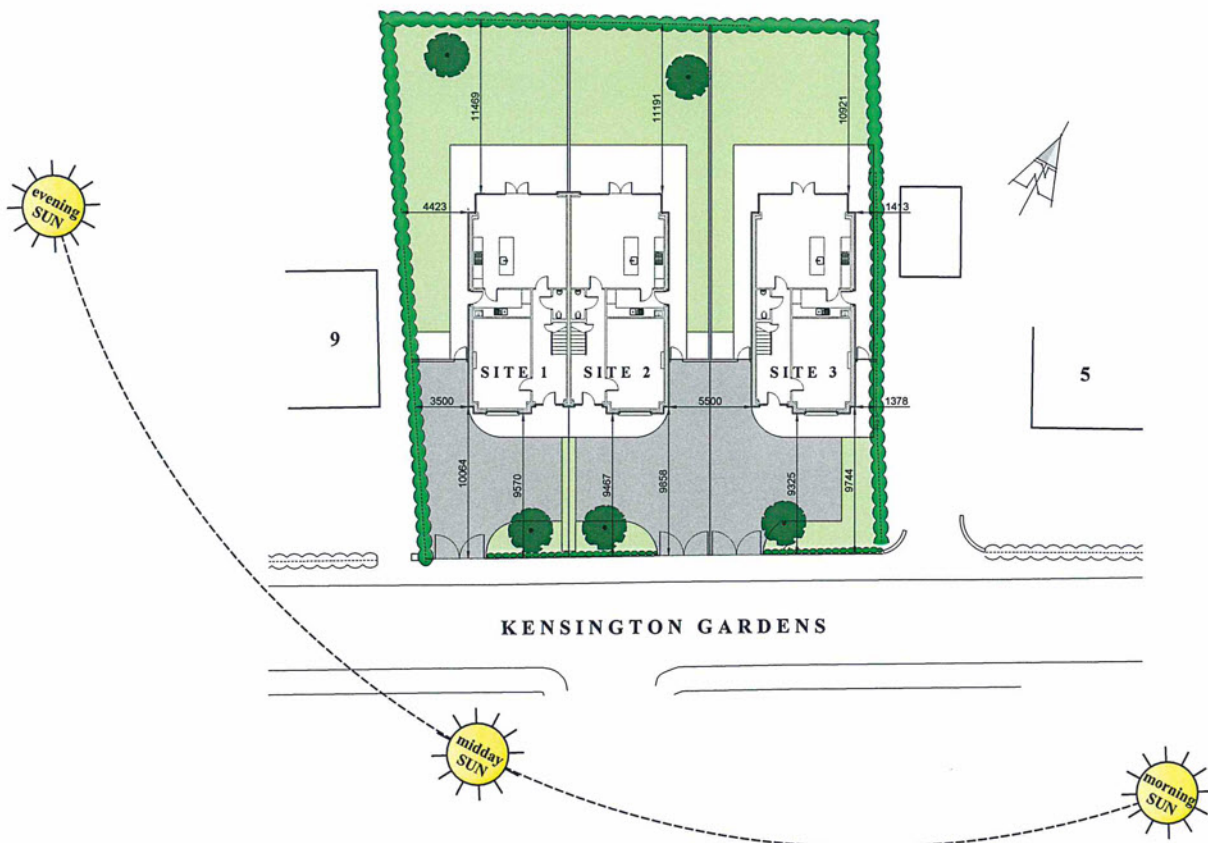
- Floor and splashback tiling at vanity unit
- Vanity unit and basin
- WC
- Heated towel rail

EXTERNAL AND LANDSCAPING

- Lawn to rear and front
- Estate style railing and hedging at the front
- Tarmac driveway
- Paved patio area at the rear
- Close board fencing
- Outside tap

CEILING HEIGHTS

- Ground floor - 2600 mm/8'6"
- First Floor - 2500mm/8'2"
- Second Floor 2400mm/7'10"
- Ground Floor and First Floor ceiling heights are 100mm/4" higher than usual



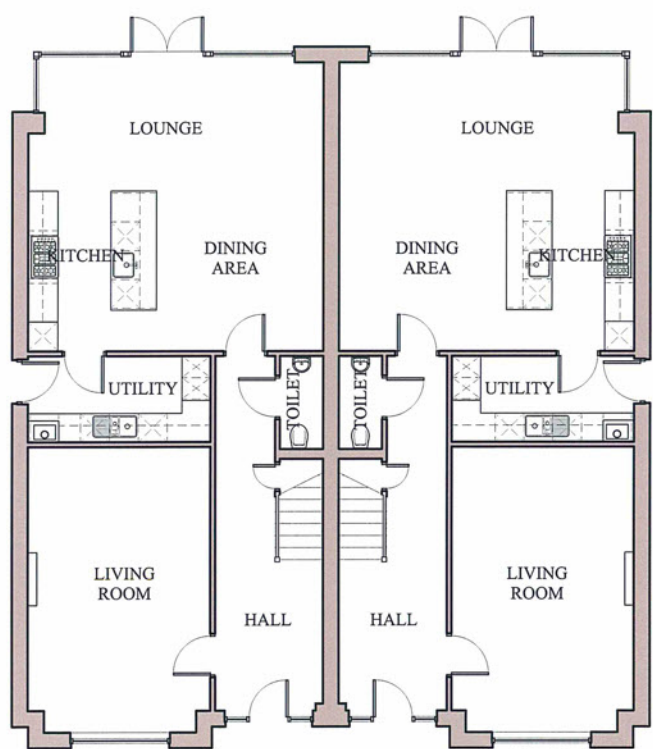
SITE PLAN

ALL INDICATED DIMENSIONS ARE FOR INFORMATION PURPOSES ONLY.

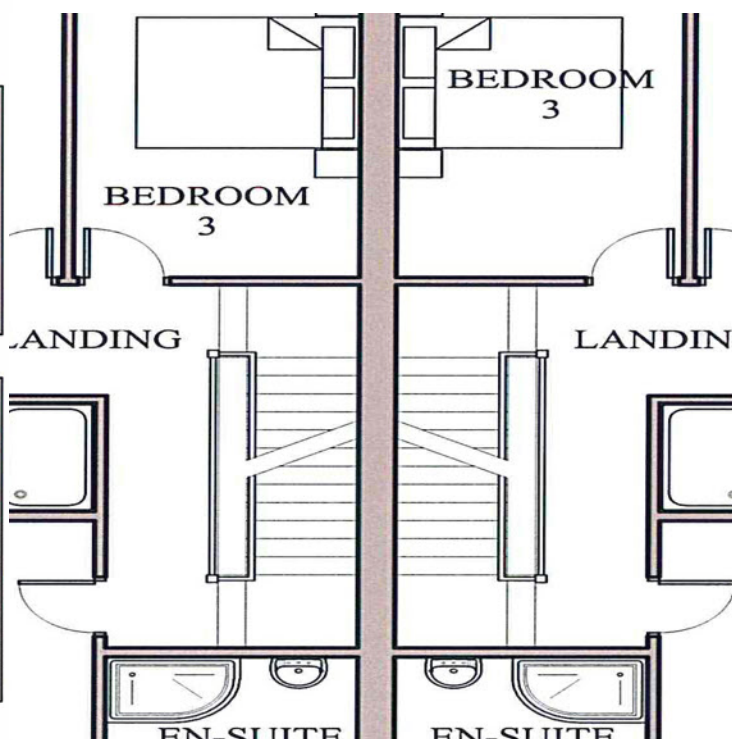
SITES 1 AND 2 - £460,000

FOUR BEDROOM SEMI-DETACHED VILLAS

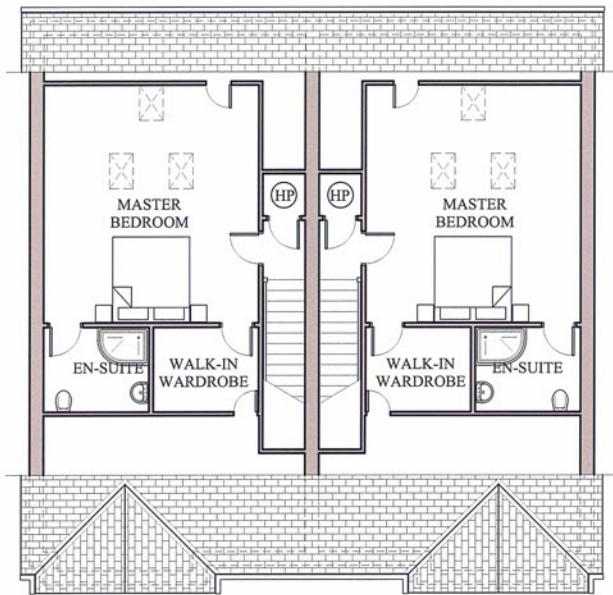
2174 SQ FT



Ground floor



First Floor



Second Floor

Ground Floor

HALLWAY: 24' 3" x 7' 5" (7.4m x 2.25m)

LIVING ROOM: 19' 6" x 12' 5" (5.95m x 3.791m)

KITCHEN/LIVING/DINING AREA: 20' 2" x 20' 2" (6.141m x 6.138m)

UTILITY ROOM: 12' 5" x 5' 11" (3.791m x 1.8m)

DOWNSTAIRS W.C.: 6' 5" x 2' 11" (1.95m x 0.9m)

First Floor

BEDROOM (1): 15' 1" x 12' 5" (4.596m x 3.791m)

ENSUITE SHOWER ROOM: 8' 11" x 7' 5" (2.73m x 2.25m)

BEDROOM (2): 13' 0" x 11' 5" (3.96m x 3.48m)

BEDROOM (3): 15' 3" x 8' 4" (4.66m x 2.55m)

BATHROOM: 12' 7" x 12' 5" (3.835m x 3.791m)

Second Floor

MASTER BEDROOM: 18' 4" x 16' 6" (5.590m x 5.041m)

WALK IN WARDROBE: 8' 1" x 6' 7" (2.471m x 2m)

ENSUITE SHOWER ROOM: 8' 1" x 6' 7" (2.471m x 2m)

SITE 3 - £480,000

FOUR BEDROOM DETACHED VILLA

2195 SQ FT



Ground Floor

HALLWAY: 24' 3" x 7' 5" (7.4m x 2.25m)

LIVING ROOM: 19' 6" x 12' 8" (5.95m x 3.848m)

KITCHEN/LIVING/DINING AREA: 20' 4" x 20' 2" (6.198m x 6.1380m)

UTILITY ROOM: 12' 8" x 5' 11" (3.848m x 1.8000m)

DOWNSTAIRS W.C.: 6' 5" x 2' 11" (1.95m x 0.9m)

First Floor

BEDROOM (1): 15' 1" x 12' 8" (4.5960m x 3.848m)

ENSUITE SHOWER ROOM: 7' 5" x 7' 5" (2.273m x 2.250m)

BEDROOM (2): 12' 12" x 11' 5" (3.953m x 3.491m)

BEDROOM (3): 15' 3" x 8' 6" (4.6600m x 2.591m)

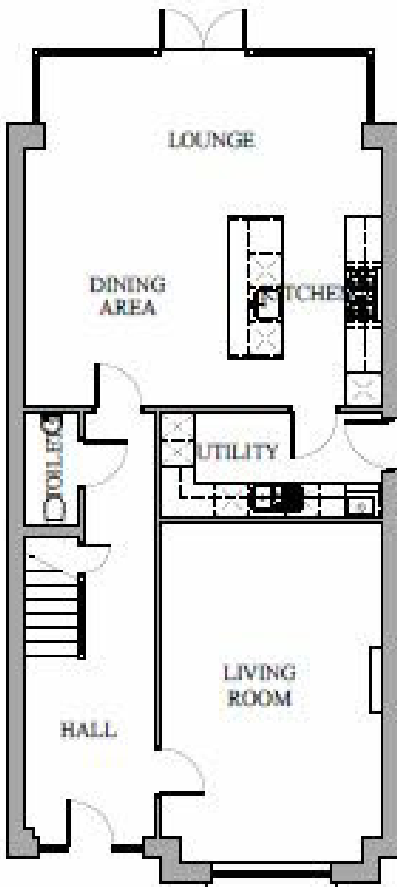
BATHROOM: 12' 8" x 12' 7" (3.848m x 3.835m) (At widest points).

Second Floor

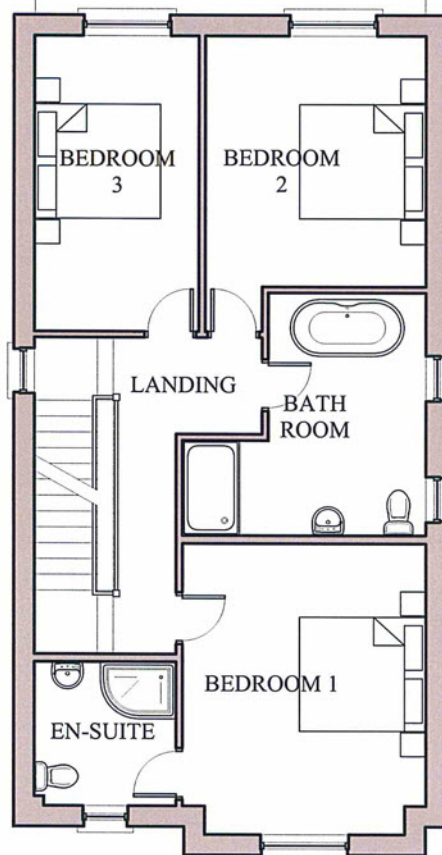
MASTER BEDROOM: 18' 4" x 16' 9" (5.5900m x 5.098m)

WALK IN WARDROBE: 8' 2" x 6' 7" (2.499m x 2.0000m)

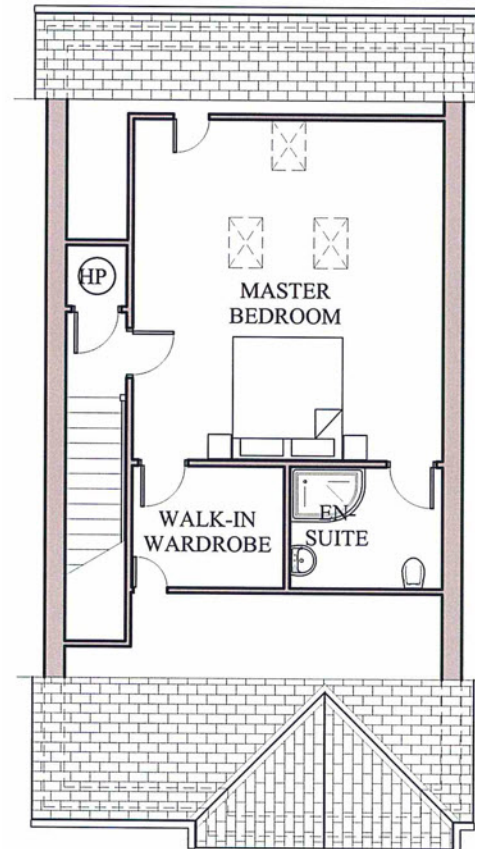
ENSUITE SHOWER ROOM: 8' 2" x 6' 7" (2.499m x 2.0000m)



Ground Floor



First Floor



Second Floor

Images below are from another scheme by this developer and are for illustrative purposes only



PLEASE NOTE: All the images are for illustrative purposes only and do not show actual fittings and finishings. Purchasers should refer to specific specification details for each property and will have the opportunity to make a selection from a range of specified items (subject to timings).

Belfast Branches

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

Website: www.kensingtongardensbelfast.com

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

Location:

Heading out of town on the Knock Road, turn right at Marie Curie onto Kensington Road. Take first right into Kensington Gardens and development is on right hand side.

www.templetonrobinson.com

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