

STUNNING DEVELOPMENT OF 4 LUXURY  
SEMI-DETACHED FAMILY HOMES CIRCA 2293 SQ FT



Facing award-winning Belmont Park and set back from the road off a layby, these four superb family homes will be ready for occupation towards the end of 2021.

Constructed by renowned builders Alskea, the semis will be finished to an exacting, high specification. Featuring upscale, luxury "turnkey" finishes, attention to detail will be to the fore.

The open plan, superbly appointed kitchens have room to both relax and dine with a sunroom to the rear opening out on to the patio and landscaped gardens.

There are three double bedrooms plus a study on the first floor in addition to a spacious fourth bedroom on the top floor which, like the master, also features an ensuite.

Within walking distance of Belmont and Ballyhackamore with their wealth of shops, amenities and eateries, the location is perfect for families wishing to avail of some of the provinces' leading schools for all ages.

Price  
£475,000

4 Semi-Detached Villas  
11-13 Old Hollywood  
Road, Belmont,  
Belfast, BT4 2HJ

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Viewing by  
appointment with  
& through agent  
028 9065 0000







## Specification:

### Kitchen

- High quality units and solid doors from nominated kitchen supplier
- Breakfast bar with casual dining area
- Stone worktops from Lamont Stone
- Branded integrated appliances to include; 5 ring gas hob, electric single oven, electric combi microwave oven, full height fridge, full height freezer, dishwasher, extractor hood, 1.5 bowl undermount sink
- Quooker boiling water tap
- Feature lighting under wall units
- Soft close doors throughout
- Pullout bins
- Pullout larder unit

### Utility room

- High quality units and doors from nominated kitchen supplier
- Laminate worktops
- Stainless steel sink with taps
- Plumbed for free-standing washing machine and tumble dryer
- Larder cupboard and range high/low units

### Bathrooms and ensuite

- High quality contemporary white sanitary ware from MyLife range
- Wall-mounted vanity units to main bathroom and master ensuite
- Free-standing bath to main bathroom
- Slimline shower trays and glass doors and panels throughout
- Large rectangular shower tray and enclosure to main bathroom and master ensuite
- Thermostatic showers throughout (overhead drench to main bathroom and master ensuite)
- Wiring point for LED mirrors above sink in main bathroom and master ensuite (LED mirror will not be supplied)

### Flooring and tiles

- Quality 75x75cm large profile tiles to kitchen/dining/hall/sunroom/WC areas
- High quality carpets to stairs/landing/bedrooms
- High quality tiling to bathroom areas including wall tiling to feature areas and around shower enclosures
- High quality timber laminate to Lounge

### Heating

- Energy efficient natural gas heating
- Heating and hot water controls will have the ability to be controlled remotely by house owners on their smartphone
- System boiler with large capacity hot water cylinder
- Heated chrome towel radiators to bathrooms
- Multi-fuel stove in Living Room with feature "Kos Fireplace" surround and granite hearth

## Internal

- All walls to be painted throughout colour matched to Farrow & Ball paint
- Ceilings and woodwork to be painted white throughout
- Large profile skirtings and architraves throughout
- Comprehensive range of electrical fittings throughout, including data and TV points to all bedrooms/main rooms
- Recessed downlighter to kitchen/sunroom/hall/bathrooms
- Pre-wired for incoming BT Fibre and Virgin media broadband. Fibre broadband can be utilised at all data points throughout house
- White painted 4 panel doors throughout
- Storage areas to ground and 1st floors
- Access to eaves areas on 2nd floor for additional storage
- Mains operated smoke, heat and carbon monoxide detectors
- Fully installed security alarm
- Generous ceiling heights throughout
- Home study to 1st floor with TV & data points for super fast broadband

## External

- Traditional cavity wall construction with feature sandstone detailing to front door surround and feature areas
- Feature external lighting around house
- Highly efficient upvc double glazed windows
- Black composite front door with 5 point locking system
- External power sockets to front and rear
- External water tap
- Feature pillars, dwarf wall and railings to front boundary
- Landscaping plan to include hedging and planting (where applicable)
- Timber fencing to gardens
- Tarmac driveway
- 10 year structural warranty from Global Homes



The Property Comprises:

### Ground Floor

RECEPTION HALL: 18' 4" x 7' 7" (5.6m x 2.3m)

DOWNSTAIRS W.C.: 6' 7" x 3' 3" (2.01m x 0.99m)

CLOAKS: 6' 7" x 2' 8" (2.01m x 0.81m)

STORE: 6' 7" x 2' 11" (2.01m x 0.89m)

LOUNGE: 19' 8" x 12' 2" (6m x 3.7m)

KITCHEN/DINING/SUN ROOM: 25' 11" x 22' 8" (7.9m x 6.9m) (At widest points).

UTILITY ROOM: 12' 2" x 5' 11" (3.7m x 1.8m)

### First Floor

MASTER BEDROOM: 17' 5" x 13' 1" (5.3m x 4m)

ENSUITE SHOWER ROOM: 7' 10" x 6' 11" (2.4m x 2.1m)

BEDROOM (2): 14' 1" x 12' 2" (4.3m x 3.7m)

BEDROOM (3): 12' 10" x 11' 2" (3.9m x 3.4m)

FAMILY BATHROOM: 11' 6" x 7' 3" (3.5m x 2.2m)

STUDY: 10' 6" x 6' 3" (3.2m x 1.9m)

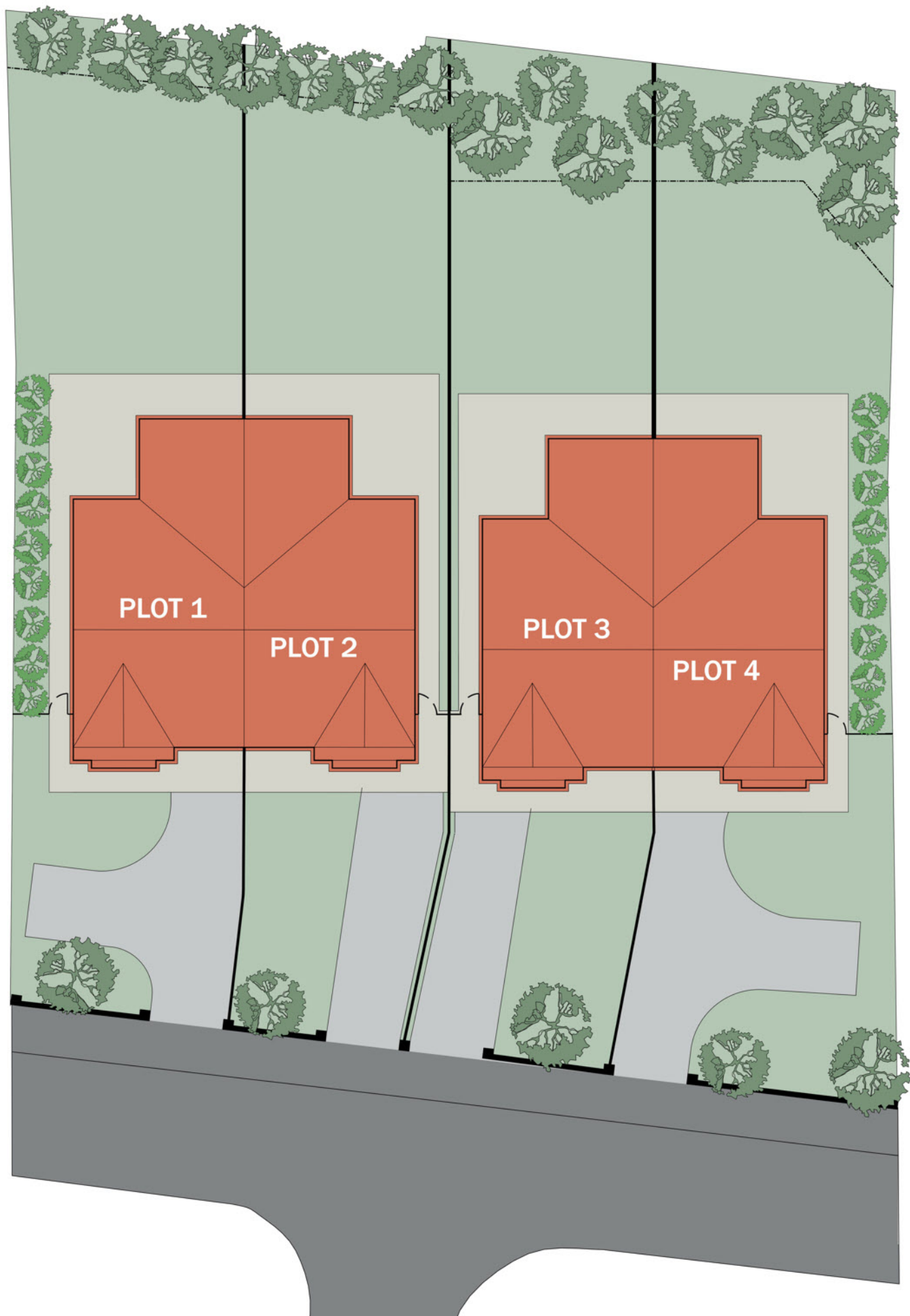
HOTPRESS: 6' 7" x 2' 11" (2m x 0.9m)

### Second Floor

BEDROOM (4): 21' 0" x 14' 9" (6.4m x 4.5m)

ENSUITE SHOWER ROOM: 9' 6" x 7' 7" (2.9m x 2.3m)

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE CHECKED BY PURCHASERS.









## Location:

From Belmont Road travelling towards Holywood, property is in the layby on the right hand side opposite Belmont Park and close to Campbell College end.



Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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