

## 4 Thirlmere Gardens , Belfast, BT15 5EF

**Offers In The Region Of  
£399,950**

Welcome to this stunning move in ready family home set in a peaceful location, just off the Antrim Road, one of North Belfast's most desirable areas for families.

Fully renovated throughout, this bright and modern semi-detached home is perfect for growing families. The spacious open plan kitchen, dining and living area is the heart of the home and ideal for everyday life and family time. The contemporary kitchen features a large island, integrated appliances and plenty of storage, while patio doors open out to a private, enclosed garden that's perfect for children and pets to play safely. Upstairs, there are three generous bedrooms and a sleek, modern family bathroom, all finished to a high standard. Every room is ready for you to simply unpack and enjoy. You'll also love the location, close to excellent schools, Fortwilliam Golf Club, Cave Hill Country Park, and just minutes from Belfast City Centre.

This home offers the space, style and location that families are looking for and properties like this rarely stay on the market for long. Don't miss out early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		66	70
EU Directive 2002/91/EC			

# 4 Thirlmere Gardens

## , Belfast, BT15 5EF



- Charming Art Deco Home Within This Highly Regarded Location
- 3 Bedrooms, Master With En-suite
- Contemporary Family Bathroom Suite
- Landscaped Gardens to The Rear With Attractive, Spacious Patio And Entertaining Area
- Beautifully Presented 1920s Semi Detached Villa With Modern Updates Throughout
- Large Extended Luxurious Kitchen With Dining Area
- Downstairs Furnished Cloakroom
- 2 Reception Rooms Utility Room
- Upvc Double Glazed Windows
- Gas Fired Central Heating

### Entrance Door

Original solid wood front door with glass panels and art deco brassware.

### Entrance Porch

Encaustic tiled floor, wall panelling, cornice ceiling, restored original wooden door with reed glass panels.

### Entrance hall

Encaustic tiled floor, wall panelling, original corniced ceilings, original corbels ceiling rose and recessed spotlighting.

### Lounge

14'0" x 12'11" (4.27 x 3.94)

Feature bay window, feature gazco gas fire with marble tiled inset and wooden surround, built in bookshelves, picture rail, wall panelling, ceiling rose and original cornice ceiling, recessed lighting.

### Snug

14'4" x 11'1" (4.37 x 3.38)

Feature bay window, stovax wood burning stove, herringbone wooden floor, wall panelling and cornice ceiling, recessed lighting.

### Furnished Cloaks

White suite comprising low flush concealed cistern wc with wash hand basin and vanity storage beneath, partly tiled walls, recessed lighting.

### Open plan Kitchen/Dining

24'6" x 16'8" (7.47 x 5.1)

Stunning contemporary open plan kitchen and dining area, an excellent range of Farrow and Ball off-black high and low

level shaker wooden units with Calacatta marble worktops throughout, hand crafted oak cupboards soft close drawers, shelving and units. Large waterfall feature kitchen island with ample dining space and 4 ring induction hob with extractor unit. Integrated appliances include double oven and grill, wine cooler, large pantry, dishwasher, fridge/freezer, bowl and a half sink unit with gold tap. Sky light allowing an abundance of natural light throughout the kitchen, corniced ceiling, dining space with bespoke fixed seating banquette with velvet upholstery, double sliding doors to rear patio area and garden.

### Utility Room

7'8" x 5'6" (2.34 x 1.68)

Encaustic tiled floor, high and low level wooden units, bowl and half sink unit, marble plumbed for washing machine, tumble dryer space, access to rear garden.

### First Floor

Landing, corniced ceiling, wall panelling, sky light, overhead storage unit and loft access via slingsby ladder, partially floored roofspace storage, original restored art deco bannister.

### Bathroom

Contemporary white suite comprising free standing bath with grohe telephone hand shower and mixer taps, porcelain marble tiled floor, hand placed scallop feature tiles, low flush wc, bespoke vanity unit with ceramic sink and black mixer taps, walk in shower with grohe waterfall shower head, recessed lighting including art deco wall lights, extractor unit and heated towel rail.

### Bedroom

14'2" x 11'2" (4.34 x 3.41)

Corniced ceiling, wooden floor, wall panelling and recessed lighting.

### Ensuite Bathroom

Comprising of walk in shower with waterfall shower head and feature wall insets, low flush wc, floating sink unit with mixer taps, storage unit, part tiled walls, extractor fan and recessed spotlighting.

### Bedroom

14'4" x 11'1" (4.37 x 3.38)

Feature bay window, wall panelling, corniced ceiling, recessed lighting, beautiful views over Cavehill

### Bedroom

10'4" x 7'1" (3.15 x 2.18)

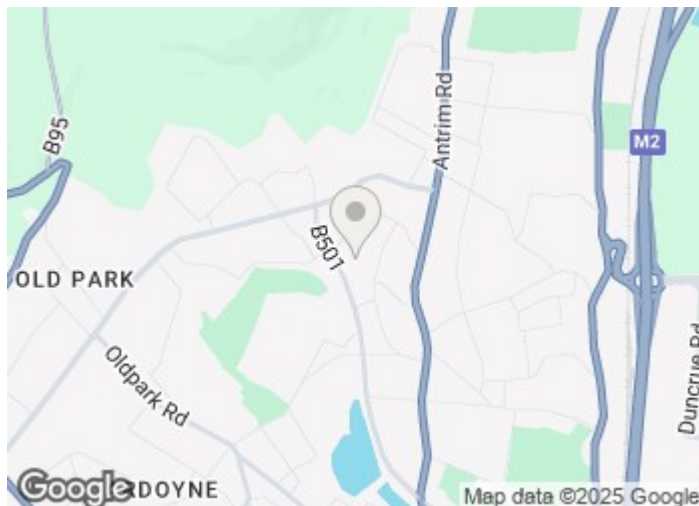
### Garage

19'4" x 10'7" (5.9 x 3.23)

Light and power.

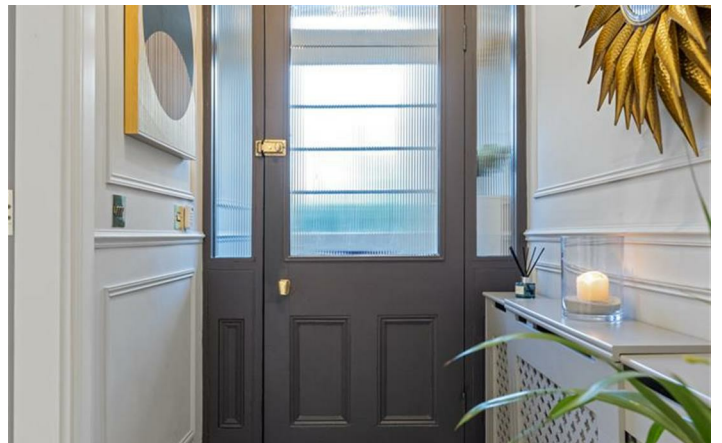
### Outside

Immaculately landscaped zen garden designed with manicured mature flower beds, bespoke box planters throughout with feature bamboo and a charming large pergola area with composite decking perfect for alfresco dining. Laid in lawn with flowerbeds containing a pleasant range of tropical planting, large mature palm trees, full privacy screen hedging, spacious patio area that steps down to luxury Cotswold stone. Outside tap and security light. Fully enclosed garden with side gate leading onto tarmacked driveway with ample parking for up to four cars.



## Directions





# Floor Plan



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	70		

**Northern Ireland** EU Directive 2002/91/EC

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