



Enjoying a superb location in a cul-de-sac equidistant from both Belmont and Ballyhackamore, this attractive detached home would be ideal for a range of purchasers.

Families looking to avail of some excellent schooling for all ages will be particularly well-catered for.

The accommodation is well-proportioned and there is an appealing flow to the ground floor layout. The kitchen is open plan to a conservatory which enhances the versatility.

Externally this is complemented by a large garage, driveway parking plus a good-sized, low maintenance rear garden.

Internal inspection is highly recommended.

Offers Over
£365,000

10 Earlswood Park,
Belmont,
BELFAST,
BT4 3ED

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive detached villa in quiet yet convenient cul-de-sac
- Three bedrooms
- Living room with bay window and (decorative) fireplace
- Separate family room
- Modern kitchen open plan to conservatory/casual dining area
- White bathroom suite with separate shower
- Additional downstairs wc
- Attached garage
- Off-street driveway parking
- Enclosed, low maintenance rear garden
- Gas central heating
- Double glazed throughout
- Close to excellent schools for all ages
- Walking distance to Belmont and Ballyhackamore Village



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: uPVC front door and double glazed side lights.

RECEPTION HALL: Wood panelling with plate rack. Cupboard under stairs. Cornice ceiling.

Wood strip flooring.



CLOAKROOM: Tongue and groove panelling. Low flush wc, pedestal wash hand basin.
Access to cupboard under stairs.

LIVING ROOM: 15' 1" x 11' 6" (4.6m x 3.51m) (into bay). Cornice ceiling, picture rail. Attractive cast iron fireplace with marble hearth. (PLEASE NOTE: Gas fire not tested).



FAMILY ROOM: 12' 2" x 11' 7" (3.7m x 3.52m) Cornice ceiling, picture rail. Bookshelves.
French doors to conservatory and:



KITCHEN: 17' 7" x 9' 2" (5.36m x 2.79m) Modern range of high and low level units, single drainer one and a half bowl stainless steel sink unit with mixer/sprayer tap. Integrated dishwasher. Leisure range style cooker with five ring gas hob and hotplate. Integrated microwave, fridge. Utility cupboard with plumbing for washing machine. Part tiled walls, laminate tiled floor. Open plan to:



CONSERVATORY: 14' 1" x 8' 0" (4.3m x 2.45m) French doors to garden.



First Floor

LANDING: Access via pull-down ladder to:

ROOFSPACE: Part-floored with light.

BEDROOM (1): 15' 0" x 11' 0" (4.58m x 3.35m) Excellent range of built-in robes on two sides with drawers, cupboards, shelving and bedside tables. Cornice ceiling, picture rail.



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BEDROOM (2): 11' 11" x 11' 6" (3.64m x 3.51m) (at widest points). Cornice ceiling, picture rail.



BEDROOM (3): 10' 0" x 9' 3" (3.06m x 2.83m)



BATHROOM: White suite comprising panelled bath with telephone hand shower. Separate, corner shower cubicle with Mira Sport electric shower. Low flush wc, wash hand basin with storage underneath. Chrome heated towel rail.



Outside

FRONT: Raised bed with railway sleeper edging, laid in bark chips, hedging. Path to side with gate to rear gardens.

Driveway laid in stones leading to:

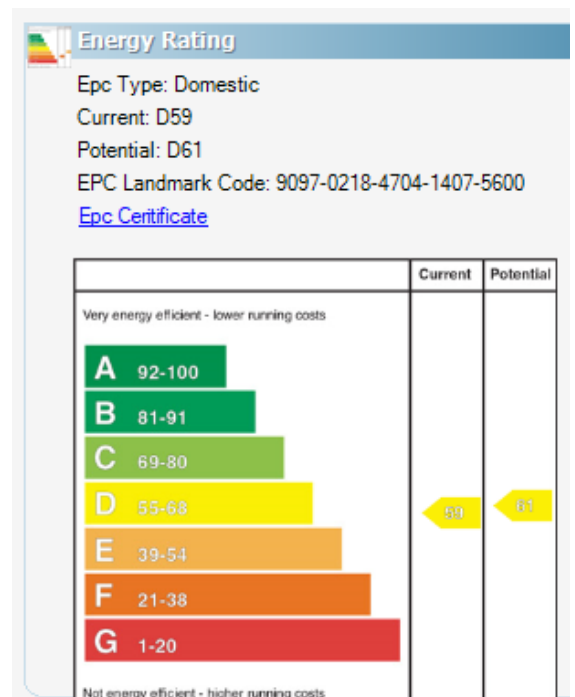
ATTACHED GARAGE 17' 9" x 14' 1" (5.4m x 4.3m) (approx and average). Recently installed roller shutter door. Power and light. Worcester Bosch gas boiler. Pedestrian door to:

REAR GARDEN: Fully enclosed with artificial lawn and attractively paved patio area (partly covered). Apple tree, raised beds with variety of plants, trees and shrubs.



Location:

Travelling countrybound on the Belmont Road, turn right after the shops into Earlswood Road. Earlswood Park is first left.



Belfast Branches

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

Other Branches

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

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