



Enjoy a quiet yet convenient location in a cul de sac just off the Old Holywood Road, this deceptively spacious detached home would be ideal for the growing family.

All four bedrooms are doubles, three of which feature excellent storage and there is a modern en suite to the principal.

The kitchen is open plan to casual dining and sitting areas making it an ideal focal point for modern living.

The current (and only) owners have installed solar panels which have generated excellent levels of income. Further details are available on request.

Close to a range of schooling for all ages in Belmont, Ballyhackamore, Gilnahirk and Holywood, the property is also within a short stroll of Belmont Park and CIYMS sports and social club.

Internal inspection is highly recommended.

Offers Over  
£375,000

10 Kennel Bridge,  
Old Holywood Road,  
BELFAST,  
BT4 2JN

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Well - proportioned detached home
- 4 double bedrooms
- Principal with en suite shower room
- Lounge with feature fireplace
- Arch to dining room with door to garden
- Kitchen with casual dining area, open to...
- Living room with fireplace and garden access
- Family bathroom
- Additional WC downstairs
- Oil fired central heating
- Double glazed throughout
- Income producing solar panels
- Integral garage with utility area
- Additional driveway parking
- Front & south west-facing gardens
- Close to excellent local schools, amenities and parks



The Property Comprises:

#### Ground Floor

COVERED ENTRANCE PORCH: Upvc front door with double glazed side panels.

RECEPTION HALL: Understairs storage cupboard.

CLOAKROOM: Low flush WC, wash hand basin with tiled splash back and cupboard underneath.



LOUNGE: 17' 7" x 13' 0" (5.36m x 3.96m) Polished stone fireplace with wooden mantel, brick inset and hearth (open fire with Baxi grate). Arch to:



DINING ROOM: 11' 4" x 11' 2" (3.45m x 3.41m) Sliding patio door to garden.



KITCHEN/DINING 18' 9" x 8' 1" (5.71m x 2.46m) Range of high and low level units including glazed cabinets & wine rack. Hotpoint cooker with twin ovens, 4 ring hob and extractor fan over. Integrated Bosch dishwasher. Whirlpool fridge. Part tiled walls. Casual dining area. Open plan to...

LIVING ROOM: 12' 8" x 12' 8" (3.87m x 3.86m) Brick fireplace and tiled hearth with glass fronted fire with back boiler which heats radiators and hot water cylinder. Sliding patio door to garden.





## First Floor

PRINCIPAL BEDROOM: 14' 3" x 13' 0" (4.35m x 3.97m) Range of wardrobes with mirror fronted doors. Door to...



ENSUITE SHOWER ROOM: Good - sized shower enclosure with Mira electric shower. Low flush WC, Bidet. Wash hand basin with storage underneath and mirror above. Part tiled walls, ceramic tiled floor, chrome heated towel rail.



BEDROOM (2): 12' 6" x 12' 8" (3.82m x 3.85m) (Narrowing to 3.02m) Wash hand basin with storage underneath. Access to excellent storage in eaves. Built-in robes with shelf above.

BEDROOM (3): 12' 1" x 11' 1" (3.68m x 3.39m)



BEDROOM (4): 14' 6" x 9' 9" (4.42m x 2.98m) Built-in robes with shelved storage.



BATHROOM: Light coloured suite comprising panelled bath with shower over and screen. Pedestal wash hand basin, low flush WC. Fully tiled walls. Shelved hotpress, Copper cylinder with Willis-type immersion heater.





LANDING: Access to roofspace, mostly floored with light. Shelved storage.

## Outside

FRONT: Lawn with well - stocked flower bed. Plants and flowering shrubs.

Driveway with off-street parking leading to...

INTEGRAL GARAGE: 20' 7" x 9' 11" (6.28m x 3.02m) Up and over door, power and light. Door to side. Oil fired boiler.

UTILITY AREA: Plumbed for washing machine. Space for tumble dryer, fridge/freezer etc.

Paths to both sides to...

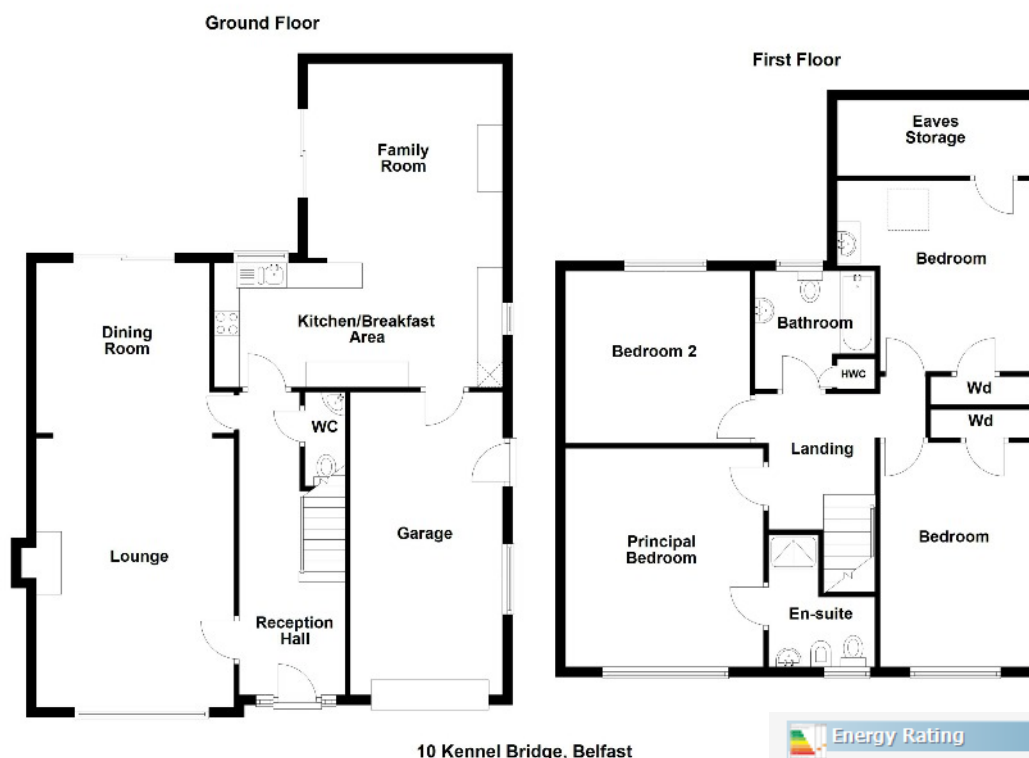
REAR: Private and south west-facing rear garden. Currently laid in stones and attractive paving for ease of maintenance. Variety of mature plants, flowering shrubs and hedging providing excellent degree of natural screening. Outside light and tap.



\*Please note: This property is owned by a relative of a member of Templeton Robinson's staff.

## Location:

Heading country bound from the Belmont Road on the Old Holywood road, Kennel Bridge is on the right just after Cairnburn Road. Number ten is in the second cul de sac.



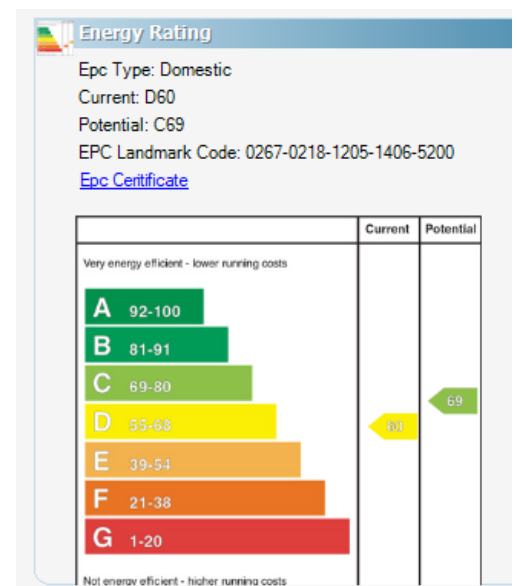
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