



Offering bright, versatile and well-proportioned accommodation over two levels, this attractive detached home would be ideal for a range of prospective purchasers including those with mobility issues or seeking to downsize.

Designed by a well-known local architect, the ground floor has been extended with garage also added.

Upstairs there are two further bedrooms plus a bathroom with modern, white suite.

A short stroll to both Belmont Park and the Stormont Estate, Belmont. Ballyhackamore and even Hollywood are all within easy reach.

Offers Over
£325,000

2 Massey Avenue,
Belmont,
BELFAST,
BT4 2JS

Viewing by
appointment with
& through agent
028 9065 0000

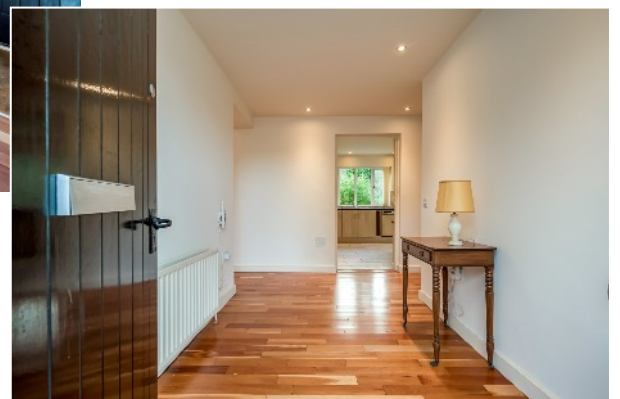
- Attractive Detached Villa with versatile layout
- Three double bedrooms
- Ground floor primary bedroom with spacious en suite shower room
- Living room with fireplace
- Family / dining room / study
- Kitchen with breakfast area
- First floor bathroom with white suite
- Additional WC downstairs
- Utility room
- Integral garage with electric door
- Additional driveway parking
- Low maintenance, hard landscaped, accessible garden and summerhouse.
- Gas central heating with underfloor heating in the primary bedroom, en suite and utility room.
- Double glazed throughout
- No onward chain

The Property Comprises:

Ground Floor

Covered entrance porch. Hardwood front door with double glazed side lights.

RECEPTION HALL: Solid wood flooring.



DINING ROOM/STUDY: 13' 5" x 10' 8" (4.09m x 3.24m) Twin aspect. Recessed shelving with built-in cupboards underneath. Cornice ceiling . Arch to...



LIVING ROOM: 13' 5" x 11' 8" (4.09m x 3.55m) Plus bay/sitting area with bookshelves. Cornice ceiling. Twin aspect. Feature stone fireplace and hearth with remote control gas fire.



Telephone 028 9065 0000
www.templetonrobinson.com

KITCHEN/DINING: 13' 9" x 11' 7" (4.2m x 3.54m) Modern range of high and low level units. Integrated NEFF oven, four ring hob with extractor fan over. Plumbed for dishwasher. Display shelving, twin stainless steel sink unit. Ceramic tiled floor, part tiled walls. Casual dining area. Glazed back door to garden areas.



UTILITY ROOM: 12' 2" x 9' 2" (3.71m x 2.80m) Range of high and low level units, stainless steel sink unit. Plumbed for washing machine. Space for tumble dryer, additional fridge etc. Underfloor heating. Service door to garage.



PRIMARY BEDROOM: 23' 2" x 11' 9" (7.06m x 3.57m) (At widest points) Solid wood flooring. Range of built-in robes with pull-out baskets, storage, shelving etc. Underfloor heating. French door to garden. Door to en suite shower room.



EN SUITE: 12' 2" x 9' 11" (3.7m x 3.02m) Wet room style with corner shower with telephone hand shower. Wash hand basin, low flush WC. Underfloor heating, heated towel rail. Mostly tiled walls, ceramic tiled floor.



First Floor

LANDING: Range of built-in cupboards and robes.

BEDROOM (2): 13' 5" x 10' 7" (4.08m x 3.22m) (at widest points) Built-in robes.



BEDROOM (3): 13' 3" x 11' 8" (4.04m x 3.55m) (at widest points)



BATHROOM: White suite comprising panelled bath, low flush WC, pedestal wash hand basin. Separate shower cubicle with Aqualisa shower. Part tiled walls. Shelved linen cupboard.



Outside

FRONT: Driveway laid in brick paviours with off-street parking for 2-3 vehicles. Archway to side garden area with plants and shrubs.

INTEGRAL GARAGE: 16' 1" x 14' 11" (4.89m x 4.54m) (average) Electric, remote control roller shutter door. Power, light and radiator. Worcester Bosch natural gas boiler. Shelving.

REAR GARDEN: Also laid mainly in brick paviours with excellent variety of mature plants, trees and flowering shrubs affording natural screening. Summer house. Bin storage area. Outside lights and tap. Path with gate to Massey Avenue.



Location:

Heading country-bound on the Belmont Road, go through Old Holywood Road lights and property is between upper section of Belmont Road and start of Massey Avenue.



Belfast Branches

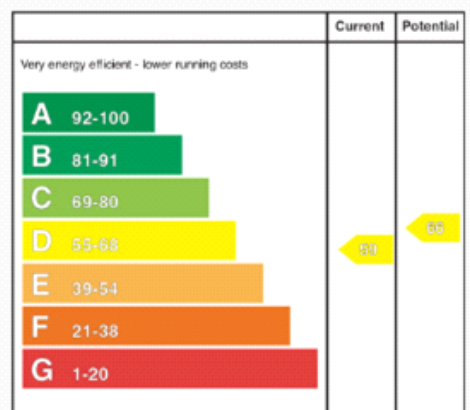
Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000

Other Branches

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

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Epc Type: Domestic
 Current: D59
 Potential: D66
 EPC Landmark Code: 1820-9792-0643-7193-0703
[Epc Certificate](#)



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