



This attractive red-brick extended semi-detached property situated in the ever popular Stranmillis area close to many local amenities including the Tow Path, Belfast Boat Club and Cutters Wharf. The property has been beautifully presented by the current owners and provides bright and spacious internal accommodation. In particular benefitting from a modern fully fitted kitchen opening to ample dining area with glazed doors to separate family room.

To the first floor are three double bedrooms. The principal bedroom incorporates an ensuite shower room and built-in wardrobes.

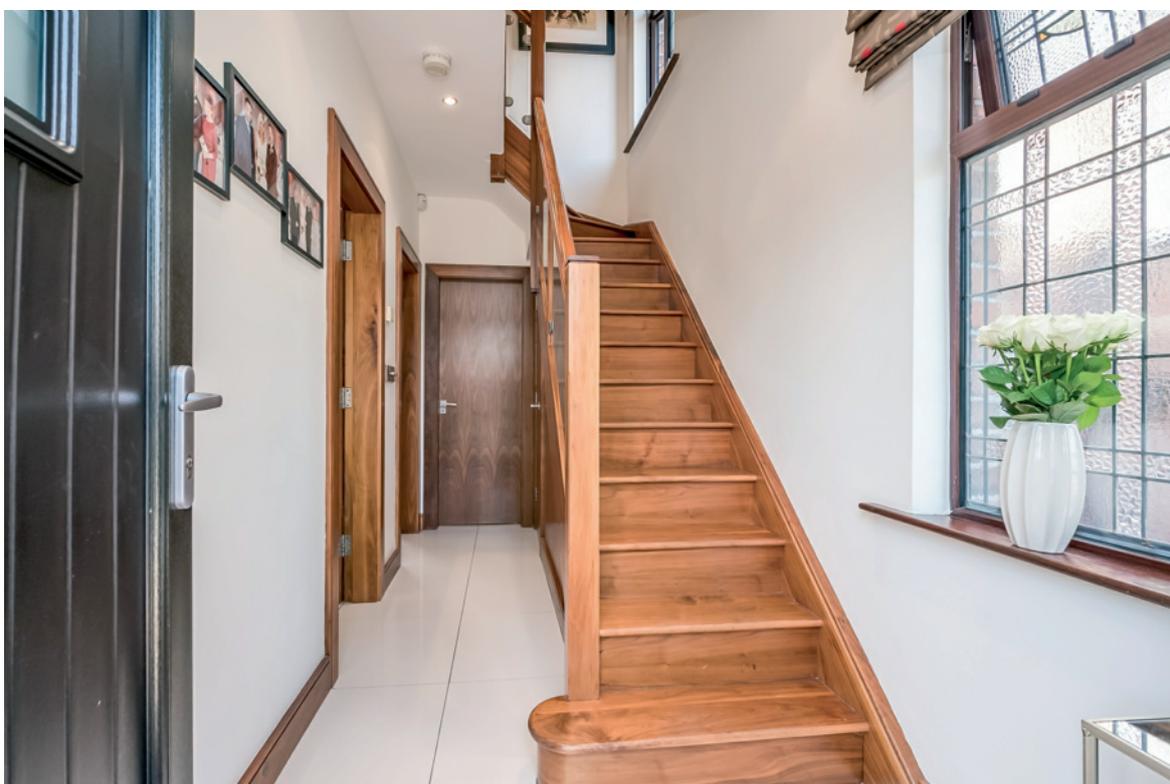
All in all, a beautifully presented home which is sure to attract the interest of a wide range of prospective purchasers and internal inspection is highly recommended.

Offers Over
£375,000

4 Geneva Gardens,
Stranmillis,
BELFAST,
BT9 5FY

Viewing by
appointment
through agent
028 9066 3030

- Attractive bay-fronted red brick extended semi-detached villa in extremely popular location
- Living room with bay window
- Family room with double glazed French doors to garden
- Modern fully fitted kitchen open plan to ample dining area
- Three double bedrooms, Principal incorporating ensuite shower room
- Bathroom with white suite
- Additional separate shower room
- Phoenix gas central heating with Solar Panel for heating water/Underfloor heating throughout ground floor
- uPVC double glazed windows
- Extensively extended and beautifully presented throughout
- Driveway parking
- Enclosed easily maintained rear garden ideal for outdoor entertaining
- Prime location close to leading schools and public transport



The Property Comprises:

Ground Floor

Composite front door with glazed inset to:

RECEPTION HALL: Polished porcelain tiled floor, glazed and leaded stained glass side light, low voltage spotlight, feature walnut and glazed staircase.

GROUND FLOOR WC: Duravit white suite comprising low flush wc, floating washing hand basin, mixer taps, tiled splashback, ceramic tiled floor, built-in cupboard. Low voltage spotlight. Storage under stairs with Worcester gas fired boiler.

LIVING ROOM: 12' 8" x 9' 10" (3.86m x 3m) (Measurement into bay). Polished porcelain tiled floor. Stained glass toplight.



FAMILY ROOM: 17' 4" x 10' 1" (5.28m x 3.07m) Polished porcelain tiled floor, uPVC double French doors to garden. Velux window, low voltage spotlights. Walnut glazed double doors to:

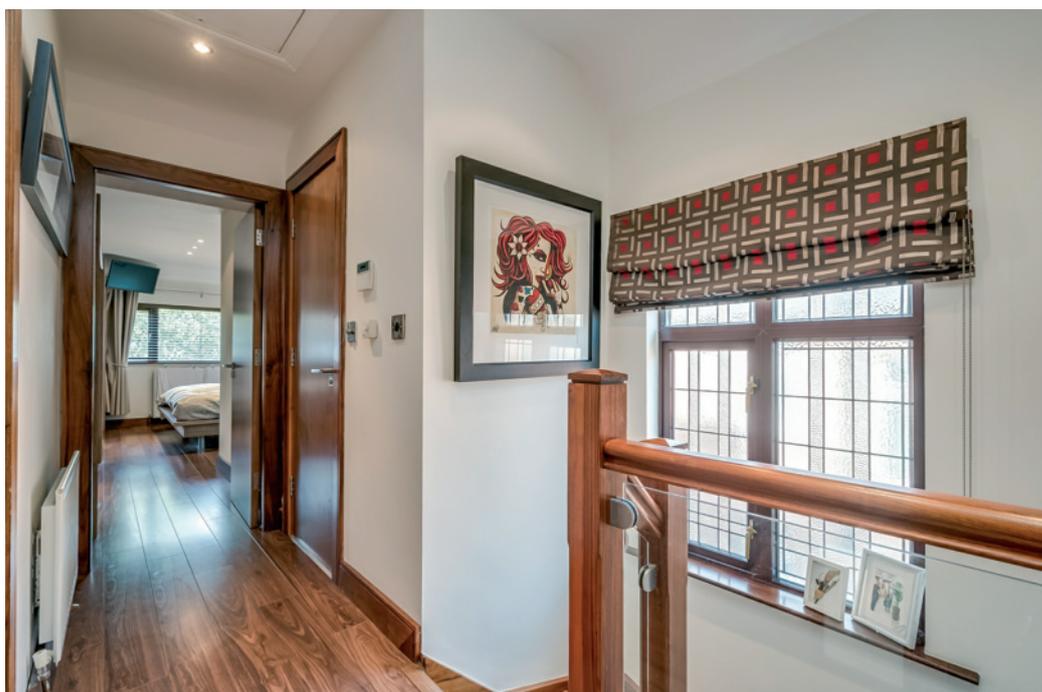


KITCHEN/DINING AREA: 17' 5" x 12' 3" (5.31m x 3.73m) Modern walnut fully fitted kitchen with excellent range of high and low level units, Corian work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer taps, integrated washing machine, integrated dishwasher, space for Rangemaster cooker with stainless steel splashback and extractor hood, polished porcelain tiled floor, low voltage spotlights, dual aspect windows, uPVC double glazed access door to rear garden.



First Floor

LANDING: Walnut laminate wooden floor. Access to roofspace via Slingsby ladder, partly floored with light.



BEDROOM (1): 11' 9" x 11' 8" (3.58m x 3.56m) Laminate wooden floor, low voltage spotlight.

ENSUITE SHOWER ROOM: Duravit white suite comprising low flush wc, floating wash hand basin with chrome mixer taps, chrome heated towel rail, ceramic tiled floor. Built-in shower cubicle with Mira shower unit, extractor fan, low voltage spotlights.



BEDROOM (2): 9' 10" x 9' 4" (3m x 2.84m) Laminate wooden floor, outlook to front.



BEDROOM (3): 9' 4" x 9' 1" (2.84m x 2.77m) Laminate wooden floor, extensive range of built-in furniture including wardrobes and desk.



BATHROOM: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps, tiled splashback. Panelled bath, chrome heated towel rail, ceramic tiled floor, extractor fan, low voltage spotlights.



SHOWER ROOM: White suite comprising floating wash hand basin, chrome mixer tap, tiled splashback. Built-in tiled shower cubicle with built-in shower unit, ceramic tiled floor, pressurized water cylinder with built-in shelving above.



Outside

Paved driveway with off-street parking for two cars. Enclosed rear garden with paved patio area ideal for barbecuing and outdoor entertaining.



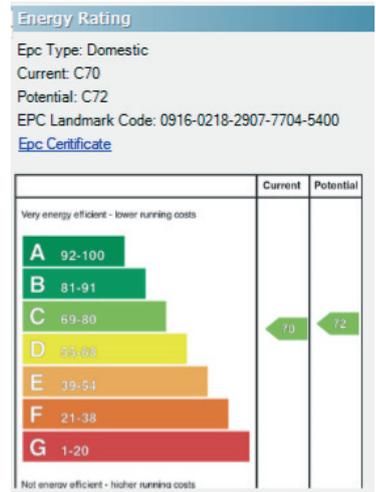
Location:

From Stranmillis Road, turn onto Sharman Road and Geneva Gardens is second on the left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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