



The Hamlets is a popular quiet apartment development positioned within a leafy suburb just off the Hawthornden Road.

Number 7 is a superb ground floor apartment affording spacious and well appointed accommodation comprising 3 well proportioned bedrooms, living/dining, separate sunroom, kitchen and bathroom, it also offers good storage facilities.

Externally, there are communal gardens, an allocated car parking space as well as ample visitor parking.

Located within walking distance of SD Bells and General Merchant's, the apartment is within close proximity to Belmont and Ballyhackamore villages with their vast array of shops, restaurants, cafes, churches and schools. Belfast is also accessible via arterial routes as well the Ulster Hospital and Belfast City Airport.

Offers Over
£165,000

Apt 7 The Hamlets,
33 Hawthornden Road,
Belfast,
BT4 3JW

Viewing by
appointment with
& through agent
028 9065 0000

- Ground floor apartment in quiet residential development
- Three well-proportioned bedrooms
- Living room with fireplace and space for dining
- Separate sunroom with access to communal gardens
- Modern fitted kitchen
- Bathroom with white suite
- Modern electric heating system
- 2 year old double glazing windows
- Allocated parking / visitor parking
- Beautifully landscaped communal gardens
- Walking distance to Ballyhackamore and Belmont villages
- Excellent transport links including 'Gilder' stops to Belfast City Centre and Dundonald
- Option to purchase electric charger



The Property Comprises:

Ground Floor

Front door to:

COMMUNAL ENTRANCE HALL: Front door to:
 ENTRANCE HALL: Wood effect flooring. Cornice ceiling. Storage cupboard.

LIVING ROOM: 15' 07" x 10' 10" (4.75m x 3.3m)
 Wood effect flooring. Feature fireplace with tiled surround and hearth. Cornice ceiling, sliding glazed door to:

SUN ROOM: 12' 02" x 8' 03" (3.71m x 2.51m) Tiled flooring, spotlights. Sliding doors to communal gardens.

KITCHEN: 10' 02" x 7' 09" (3.1m x 2.36m) Modern range of high and low level units, work surfaces, single drainer sink unit with mixer taps. Underbench oven, four ring hob, extractor fan. Plumbed for washing machine, breakfast bar area. Space for fridge/freezer. Herringbone tiled flooring, tiled walls.



BATHROOM: White suite comprising dual flush wc, vanity unit with ceramic sink and mixer tap. Panelled bath with chrome mixer taps, electric shower and glass screen. Tiled floor, fully tiled walls, heated towel rail.

BEDROOM (1): 12' 02" x 9' 10" (3.71m x 3m)
Wood effect flooring, range of built-in wardrobes.

BEDROOM (2): 11' 2" x 9' 2" (3.4m x 2.79m)

BEDROOM (3): 8' 09" x 8' 08" (2.67m x 2.64m)

Outside

Allocated parking space and additional visitor parking. Surrounding mature gardens with shrubbery and flowerbeds.



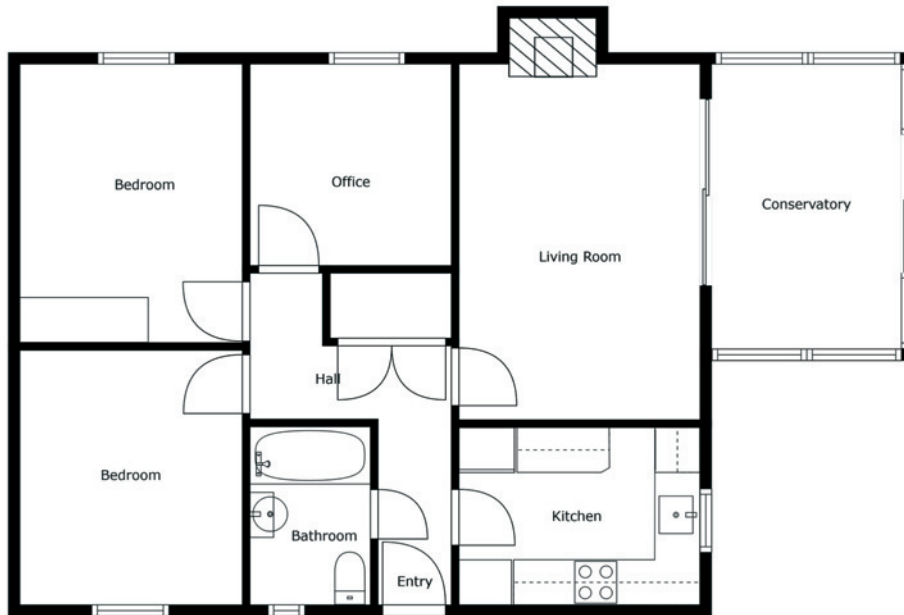
Management company

Flat Management Services.

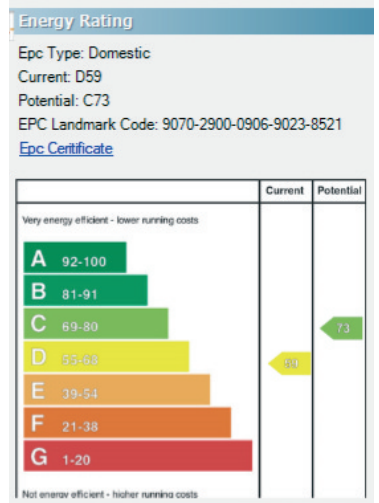
Service Charge: £55 per month.

Location:

Travelling along the Upper Newtownards Road out of Belfast at the traffic lights turn left onto Hawthornden Way. Proceed to take an immediate left again onto Hawthornden Mews, turn right and continue along Hawthornden Road and The Hamlets is on the right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.



Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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