

TEMPLETON
ROBINSON



20 Harberton Square,
Belfast,
BT9 6WN

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 663030



This stunning, recently constructed semi-detached property occupies an excellent sized corner site with beautiful landscaped gardens. The property is just of Balmoral Avenue and is only a short walk from the Lisburn Road and all the cafes, bars and restaurants it has to offer. It is a few minutes drive from the main motorway network whether going North or South and is in easy commuting distance to the city centre.

The property is finished to an exceptional standard and has a lovely homely feel and

offers generous and bright accommodation. It is ideal for growing family requirements with open plan everyday living space and four good sized bedrooms.

In such a popular location this fabulous home is sure to appeal to many potential buyers thus early viewing is encouraged to appreciate everything it has to offer.

- **Stunning Recently Constructed Semi-Detached, Finished to a High Level of Specification**
 - **Spacious Entrance Hall and Cloakroom with**
 - **Good Sized Lounge with Bay Window and Wood Burning Stove**
- **Modern Fitted Kitchen with Casual Dining Area and Sliding Patio Doors to Rear Garden**
 - **Utility Room**
- **Four Excellent Sized Bedrooms, Master With Ensuite Shower Room**
 - **Modern Bathroom**
- **Gas Heating / Double Glazed Windows**
- **Driveway Parking to The Front with Boundary Wall**
- **Private and Enclosed Rear Gardens with Lawns with Beds in Shrubs and Bushes, Brick Built Store**
- **Close to Many Leading Schools in the Area and a Host of Other Amenities**



The Property Comprises:

Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE HALL: Ceramic tiled floor, cornice ceiling.

CLOAKROOM/WC: White suite comprising low flush wc, vanity unit with wash hand basin, ceramic tiled floor, heated towel rail, extractor fan.

LOUNGE: 20' 9" x 17' 6" (6.32m x 5.33m) (at widest points into bay). Wood burning stove with slate hearth, cornice ceiling, bay window.



MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 23' 2" x 14' 3" (7.06m x 4.34m) (at widest points). Range of high and low level units, quartz work surfaces, integrated fridge freezer, integrated ovens, surround sound speakers, island unit with cupboards, quartz work surfaces, stainless steel sink unit, Bora hob, extractor fan, low voltage spotlights, ceramic tiled floor, sliding doors to rear, gas boiler.



UTILITY ROOM: 6' 3" x 5' 7" (1.91m x 1.7m) Range of units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, low voltage spotlights.

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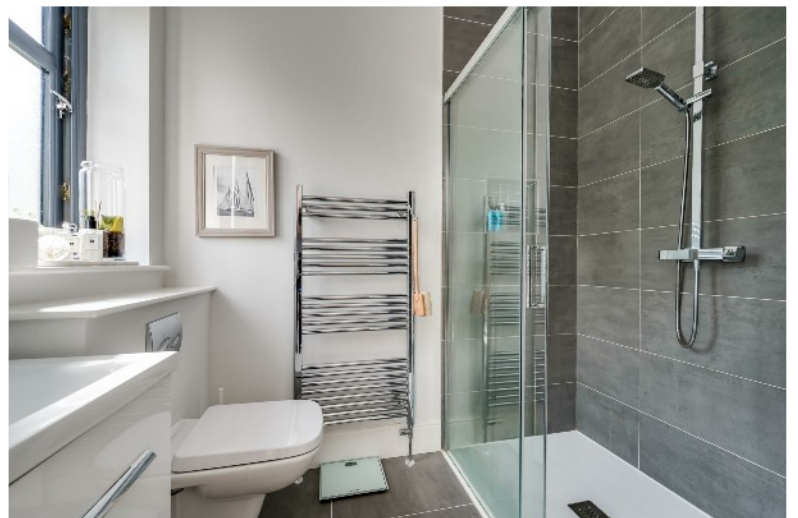
First Floor

LANDING: Access to floored roofspace with light, airing cupboard.



BEDROOM (1): 14' 9" x 12' 0" (4.5m x 3.66m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with drencher shower head, heated towel rail, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 13' 9" x 8' 0" (4.19m x 2.44m) (at widest points).



BEDROOM (3): 11' 1" x 9' 0" (3.38m x 2.74m) Part panelled walls.



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BEDROOM (4): 10' 8" x 8' 7" (3.25m x 2.62m) (at widest points). Built-in robes.



MODERN BATHROOM: White suite comprising low flush wc, vanity unit and wash hand basin, panelled bath inset in tiling, fully tiled shower cubicle with drencher shower head, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

Driveway parking to front with boundary wall. Private and enclosed rear gardens in lawn with beds in shrubs and trees, paved patio area, pebbled sitting area.

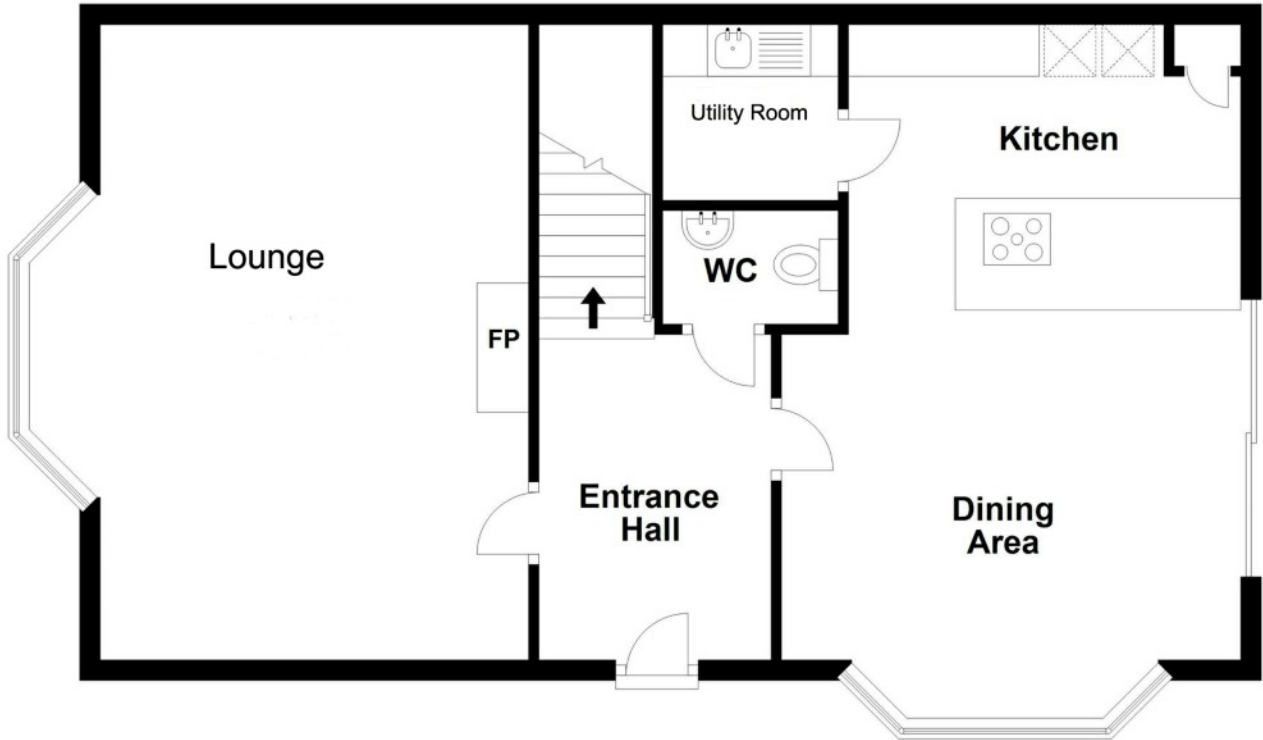
BRICK BUILT STORE: 10' 2" x 9' 4" (3.1m x 2.84m) Double doors.



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Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)

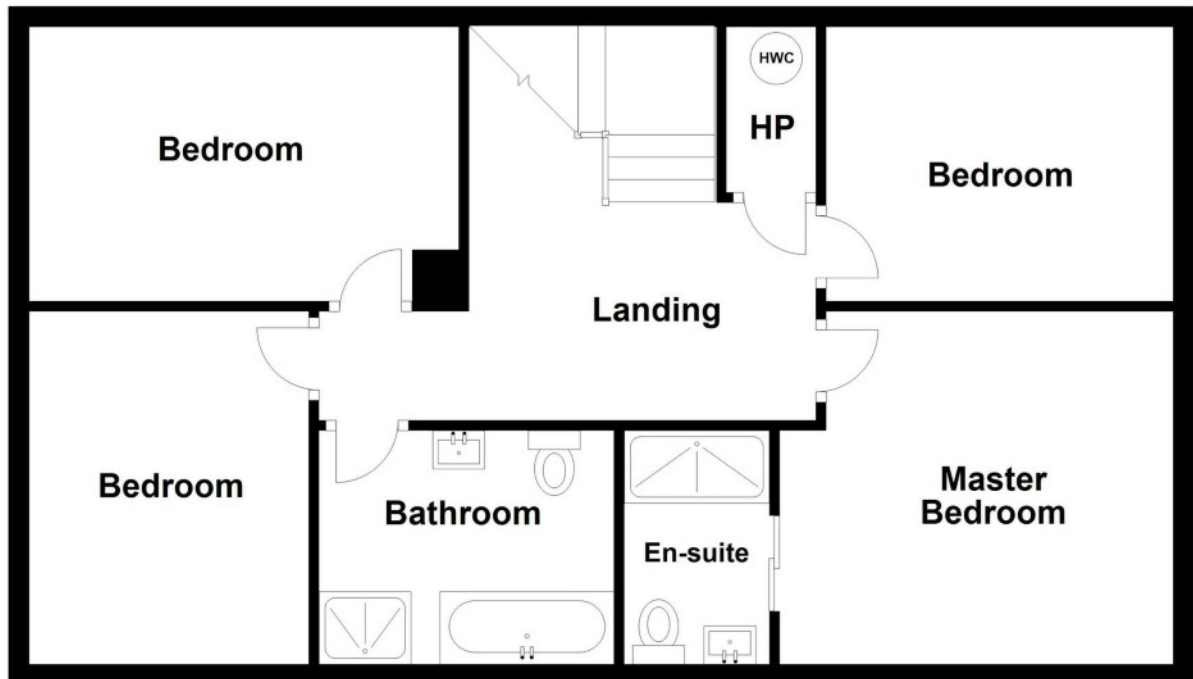


Total area: approx. 136.7 sq. metres (1471.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

First Floor

Approx. 67.6 sq. metres (727.9 sq. feet)





Energy Rating

Epc Type: Domestic

Current: B83

Potential: B83

EPC Landmark Code: 0472-3900-0096-9391-7021

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Management company

Charles White Limited.

£123.05 every 6 months.

Location:

From Balmoral Avenue heading towards Malone Road turn right onto Harberton Square then right into the Harberton Development, Harberton Square is on the left hand side.

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www.templetonrobinson.com

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

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