



Tucked away in a quiet yet convenient cul de sac off Belfast's Ring Road, this detached home would be ideal for families wishing to avail of excellent schooling and downsizers looking for a low-maintenance home.

The layout is versatile and practical with the accommodation looping round from the principal, double-sized reception room into a conservatory which in turn leads to both the private back garden and the kitchen.

Excellent local amenities are within walking distance, as is the Comber Greenway and public transport routes.

With no onward chain, this fine property is ready to move into so early viewing is strongly recommended.

Offers Over
£289,950

19 Kensington Gardens,
BELFAST,
BT5 6NP

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive detached villa in superb, cul de sac location
- 3 bedrooms
- Living room open plan to dining
- Kitchen with breakfast table
- Conservatory
- Contemporary shower room
- Additional WC downstairs
- Attached garage
- Additional driveway parking
- Mature gardens to front & rear
- Gas central heating
- Double glazing
- Close to excellent amenities in Cherryvalley, Kings Square & Ballyhackamore
- No onward chain



The Property Comprises:

Ground Floor

uPVC front door with double glazed inset and side lights to . . .

RECEPTION HALL: Cupboard under stairs.

CLOAKROOM: Low flush wc, wash hand basin with storage under stairs.

LIVING/DINING: 24' 3" x 11' 3" (7.38m x 3.42m)

Attractive tiled fireplace with wood surround, granite hearth, (gas fire not tested). Double doors with bevelled glass panels to hallway. Sliding patio door to . . .

CONSERVATORY: 10' 2" x 9' 3" (3.09m x 2.81m) Double doors to garden. Door to . . .

KITCHEN: 12' 11" x 6' 7" (3.93m x 2m) Range of high low level units. Integrated four ring Bosch gas hob (cylinder) with extractor fan over. Hotpoint oven. Single drainer 1.5 bowl stainless steel sink unit. Wine rack, plate rack. Plumbed for washing machine. Integrated fridge and freezer. Built-in breakfast table.

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First Floor

SHOWER ROOM: White suite comprising low flush wc. Wash hand basin with storage underneath. Shower enclosure with "rain" head and telephone hand shower. Shelved hotpress with copper cylinder. Chrome heated towel rail.

BEDROOM (1): 11' 0" x 9' 3" (3.36m x 2.82m)

BEDROOM (2): 11' 3" x 11' 3" (3.44m x 3.42m)

Extensive range of built-in robes with cupboard and display shelving, matching dressing table and drawer unit.

BEDROOM (3): 8' 10" x 8' 0" (2.7m x 2.45m) (at widest points). Built-in robe with shelving.

LANDING: Access to roofspace.



Outside

FRONT GARDEN: Flower beds with reclaimed railway sleeper edging. Abundance of mature plants, trees and flowering shrubs to . . .

Driveway with off-street parking leading to . . .

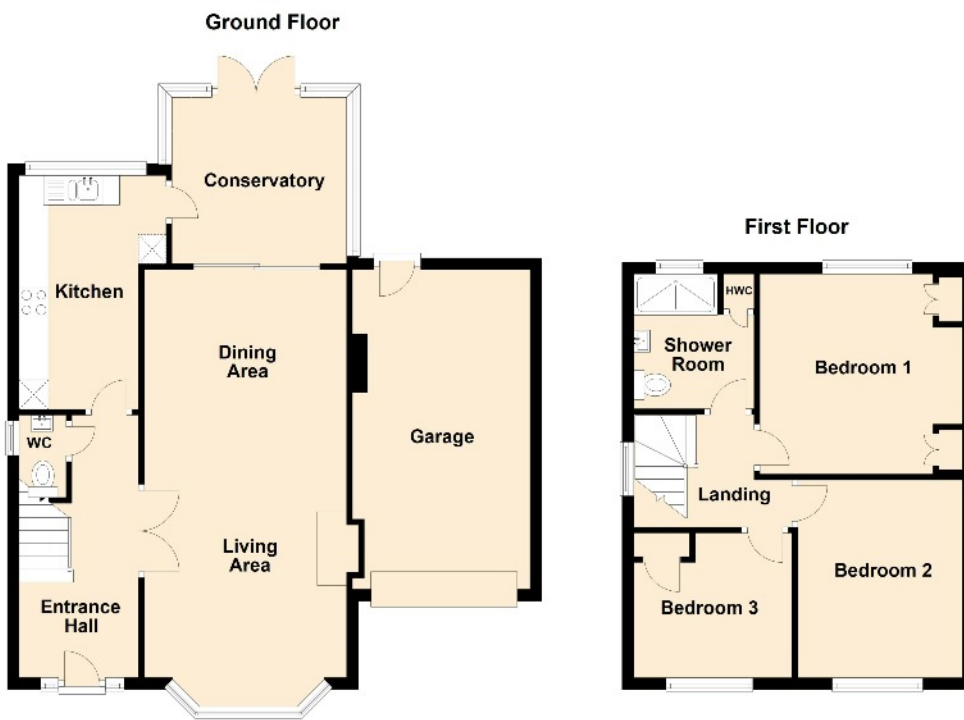
ATTACHED GARAGE 17' 11" x 9' 10" (5.45m x 3.01m) (at widest points). Up and over door, power and light. Rear door to garden. Worcester Bosch gas boiler. Path with gate to side leading to . . .

FULLY ENCLOSED REAR GARDEN: Patio areas with well-stocked flower beds, edged with reclaimed railway sleepers. Variety of plants, trees and flowering shrubs. Excellent degree of privacy.

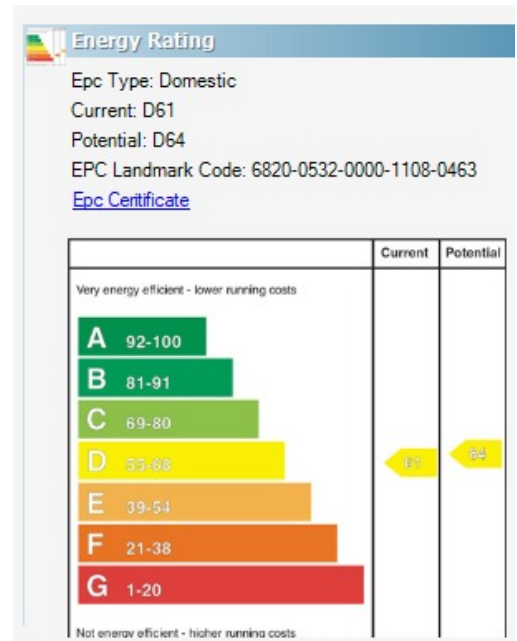


Location:

Coming around Outer Ring from Knock lights, heading towards Forestside, turn left before Marie Curie into Kensington Road. Kensington Gardens is first right.



19 Kensington Gardens, Belfast



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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