



Occupying a generous, corner site just off the Kings Road, excellent local amenities in Kings Square and Summerhill are within a short stroll as is the Comber Greenway and Stormont Estate.

Well-presented throughout, the adaptable accommodation is bright and spacious, boasting a large country style kitchen. There are currently four bedrooms, principal with ensuite facilities and once large reception, with the option of utilising one of the bedrooms as a front living room.

Externally this is complemented by low maintenance front and rear gardens, two driveways and two external workshops, ideal for home office and storage.

Bungalows are in short supply so we would recommend viewing at the earliest opportunity.

Offers Over  
£365,000

9 Abbey Road,  
off Kings Road,  
Belfast,  
BT5 7HS

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Extended detached bungalow on generous corner site
- Lounge with double doors to rear courtyard
- Large fitted kitchen with dining area
- Four bedrooms, principal with ensuite bathroom and built in robes
- Modern shower room
- WC and utility off 2nd Bedroom
- Gas fired central heating/Double glazing
- Driveway with parking for multiple cars/Additional side access
- Two external workshops, ideal for home office and storage
- Front, side and rear low maintenance gardens
- Close to excellent local amenities and Comber Greenway

The Property Comprises:

Ground Floor

Glazed uPVC front door to:

ENTRANCE HALL: Laminate wood effect floor, access to part floored roofspace via Slingsby style ladder.



LOUNGE: 22' 10" x 15' 6" (6.96m x 4.72m) (at widest points). Laminate wood effect floor, low voltage spotlights, glazed uPVC doors to rear.



KITCHEN: 20' 9" x 13' 10" (6.32m x 4.22m) Fully fitted kitchen with range of high and low level units, one and a half bowl stainless steel single drainer sink unit, wooden work surfaces, integrated dishwasher, range cooker with five ring gas hob, extractor canopy, plumbed for American style fridge/freezer, low voltage spotlights. Laminate wooden floor, part tiled floor, skylights, glazed uPVC door to rear.



BEDROOM (1): 19' 1" x 11' 1" (5.82m x 3.38m) Laminate wooden floor, glazed double doors to front courtyard, low voltage spotlights.



ENSUITE BATHROOM: White suite comprising free standing roll top bath with telephone hand shower and mixer tap, low flush wc, pedestal wash hand basin, shower cubicle, part tiled walls, low voltage spotlights.



BEDROOM (2): 13' 10" x 13' 6" (4.22m x 4.11m) (into bay). Picture rail.



BEDROOM (3): 17' 7" x 9' 6" (5.36m x 2.9m) (incorporating wc and utility). Laminate wood effect flooring.



WC/UTILITY: White suite comprising wash hand basin, low flush wc, gas boiler, plumbed for washing machine, storage cupboard.



BEDROOM (4): 12' 6" x 11' 8" (3.81m x 3.56m) (into bay). Laminate wood effect floor.



SHOWER ROOM: White suite comprising pedestal wash hand basin, low flush wc, storage cupboard.



## Outside

FRONT: Tarmac driveway parking for several cars. Garden area in stones with mature shrubs.

REAR GARDEN: Large paved seating area with raised garden area with vegetable beds, timber shed, outside tap.

GREENHOUSE: 8' 0" x 6' 0" (2.44m x 1.83m)

WORKSHOP (1): 13' 0" x 9' 3" (3.96m x 2.82m)

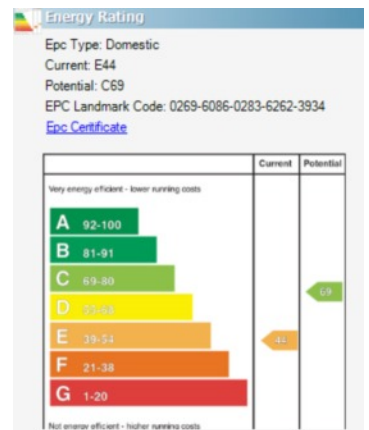
WORKSHOP (2): 17' 0" x 9' 4" (5.18m x 2.84m)

SIDE ENTRANCE: Double wooden gates.





Ground Floor



## Location

Turn off the Outer Ring/Knock Road into lower section of the Kings Road. Go past Kings Square Shopping Centre and Abbey Road is second on the left. Property is on right hand side on corner of Gortin Park.

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