



A beautifully presented semi-detached property located in Tweskard Park—one of East Belfast's most prestigious addresses. Meticulously designed with a contemporary theme, this home caters exceptionally well to the modern family. Upon entering, you'll immediately appreciate the impressive internal specifications.

Extending to approximately 2,200 sq ft, the accommodation includes a lounge with a polished stone gas fireplace, a cloaks WC, a utility room, and an open-plan kitchen and dining area flowing into a sunroom with a vaulted ceiling and dual double doors to the rear garden—undoubtedly the focal point of the home. Upstairs, there are four bedrooms, with the Master and Guest Room both offering ensuite facilities, plus a luxury family bathroom.

Externally, a spacious paviour brick driveway leads to an attached garage with a double-sided door, allowing vehicular access to additional parking at the rear. The fully enclosed rear garden features a lawn and paviour patio.

Conveniently located near leading schools, churches, sporting facilities, shops, and restaurants, we are confident this fine family home will appeal to discerning purchasers and highly recommend an internal viewing.

Offers Around
£595,000

33 Tweskard Park,
Belmont Road,
BELFAST,
BT4 2JZ

Viewing by
appointment with
& through agent
028 9042 4747

- A beautifully presented semi detached property extending to approx 2,200 sq ft
- Conveniently located within the heart of Belmont
- Meticulously designed layout combined with an impressive specification
- Lounge with polished stone (gas) fire and feature bay window
- Open plan Kitchen / Dining / Living Area
- Bespoke contemporary kitchen with range of built in Neff appliances
- Dining / Living Area with feature vaulted ceiling, gas fire and dual double doors to garden
- Cloaks WC & Utility with service door to Garage
- Four Bedrooms
- Principal and Guest Bedroom both with Ensuite
- Modern Bathroom
- uPVC double glazed / Gas central heating
- Underfloor Heating throughout the Ground Floor
- Attached Garage with front and rear door allowing vehicular access to rear garden
- Fully enclosed rear garden in lawn with paviour patio
- Within close proximity to range of schools, sports clubs, shops, restaurants and ideal for those wishing to commute

The Property Comprises:

Lead double glazed stain glass front door with matching side lights.

Ground Floor

HALLWAY: Storage cupboard understairs with Beam vacuum system.

CLOAKROOM WC: Close coupled wc, wash hand basin with mixer tap and tiled splashback, extractor fan.



LOUNGE: 18' 8" x 13' 1" (5.7m x 4.0m) (Into Bay) - Polished stone fireplace with black granite inset and hearth.



OPEN PLAN KITCHEN / DINING: 20' 0" x 16' 5" (6.1m x 5.0m) Excellent range of high and low white gloss walnut units, granite worktops and upstands, Franke 1.5 stainless steel sink unit with mixer tap and additional hot and cold tap, Neff appliances to include: built-in eye level double oven, grill and warming drawer, granite kitchen stand, Neff 5 ring gas hob with suspended stainless steel extractor fan, integrated dishwasher, wine cooler, built-in fridge freezer, larder, breakfast bar, built-in corner carousel unit, wine rack, high gloss ceramic tiled floor, concealed lighting, low voltage spotlighting.





UTILITY ROOM: 7' 7" x 5' 3" (2.3m x 1.6m) Range of cupboards, stainless steel sink with drainer and mixer tap, plumbed for washing machine, wood block effect laminate worktops. Service door to garage.

Square Arch.

LIVING AND DINING ROOM: 31' 6" x 14' 1" (9.6m x 4.3m) Polished stone fireplace with black granite inset and hearth (gas fire). Dual uPVC double glazed doors to exterior. Feature vaulted ceiling with remote control operated Velux windows, feature lighting, spotlighting, high gloss ceramic tiled floor.



First Floor

PRINCIPAL BEDROOM: 14' 5" x 13' 1" (4.4m x 4.0m) Wall to wall range of built-in robes.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with thermostatically controlled shower unit with rainforest shower and hand held shower unit, wash hand basin with mixer tap and low level drawers, part tiled walls, mirror with shaver points, light, ceramic tiled floor, heated towel rail, extractor fan.

BEDROOM (2): 12' 10" x 9' 6" (3.9m x 2.9m)

BEDROOM (3): 9' 6" x 8' 6" (2.9m x 2.6m)

BATHROOM: Luxury white bathroom suite comprising free standing bath with centre mixer tap and hand held shower, pedestal wash hand basin with mixer tap, low flush wc, heated towel rail, feature wall tiling with mirror, light and shaver point, extractor fan, ceramic tiled floor.

Airing cupboard. Linen cupboard.

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Second Floor

LANDING: Study area with Velux window and loft access.

GUEST SUITE:

BEDROOM: 15' 1" x 11' 6" (4.6m x 3.5m) Wall to wall range of built-in robes with excellent storage in eaves, dual Velux windows.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin with mirror and tiled splashback, low flush wc, heated towel rail, mirror with shaver point and light, extractor fan, Velux window.



Outside

INTEGRAL GARAGE: 17' 5" x 9' 10" (5.3m x 3.0m) Electric up and over door to front and up and over door to rear, gas fired boiler, light and power.

Fully enclosed rear garden, paviour patio, timber enclosed bin store with light.

Bordered by fencing and wall. Also bordered by shrubbery with lights. Outside tap.

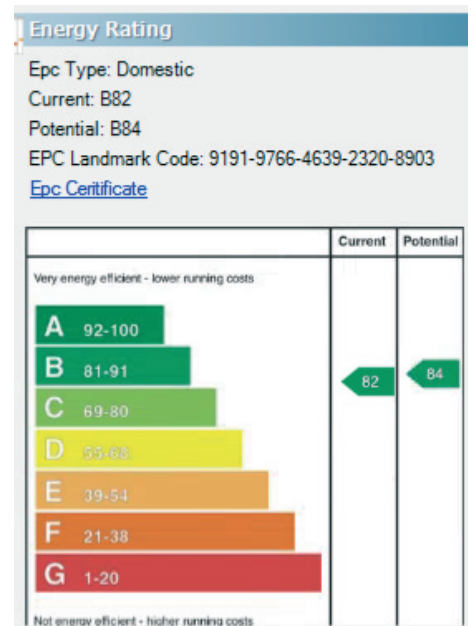
Management company - £100 to cover insurance and maintenance.



Location:

Travelling along the Belmont Road, continue past Campbell College and up hill. Turn right onto Tweskard Park.

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



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