



This detached family home is situated in a cul-de-sac location and occupies a generous, mature site with south-westerly facing, private rear garden.

Well-proportioned throughout, the accommodation can be flexible on both levels. The ground floor has the option of three separate reception rooms along with four bedrooms on the first floor.

Requiring some modernisation and updating this detached property is sure to appeal to a wide range of potential buyers.

Ideal for availing of some of the province's leading schools. Excellent local amenities in Cherryvalley, Kings Square and Ballyhackamore are all within walking distance.

It is only upon personal inspection that one can appreciate all this excellent home has to offer.

Offers Around  
£310,000

35 Kensington Gardens,  
Belfast,  
BT5 6NP

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Detached, red brick family home
- Popular Cherryvalley cul-de-sac location
- Four well-proportioned bedrooms
- Living room
- Separate sitting room
- Kitchen with arch to dining area
- Conservatory with access to rear
- Family bathroom on first floor
- Additional shower room
- Detached garage with power + light
- OFCH / Double glazing throughout
- Enclosed south-westerly facing garden
- Driveway parking to front
- Excellent local amenities, parks and schools all close by
- No onward chain

The Property Comprises:

### Ground Floor

uPVC front door with glazed side panel.

ENTRANCE HALL: Cornice ceiling, under stairs cupboard.

LIVING ROOM: 21' 2" x 11' 3" (6.45m x 3.42m) Cornice ceiling. Feature fireplace.

SITTING ROOM: 10' 4" x 10' 2" (3.15m x 3.09m) Cornice ceiling.

KITCHEN: 10' 4" x 8' 0" (3.15m x 2.45m) Range of high and low level units, work surfaces, stainless steel single drainer sink unit, tiled splashback, space for oven/hob, plumbed for washing machine, space for fridge/freezer.

Arch to:

DINING AREA: 10' 0" x 8' 2" (3.06m x 2.49m) Wood panelled ceiling. Door to rear. Glazed sliding doors to:

CONSERVATORY: 12' 6" x 10' 0" (3.80m x 3.06m) Tiled flooring, glazed double doors to rear.



## First Floor

LANDING: Picture window.

PRINCIPAL BEDROOM: 12' 6" x 11' 2" (3.8m x 3.4m)

Wardrobes with mirrored sliding doors.

BEDROOM (2): 10' 6" x 10' 2" (3.2m x 3.09m) Range of built-in wardrobe space.

BEDROOM (3): 10' 6" x 8' 2" (3.2m x 2.49m)

BEDROOM (4): 10' 6" x 8' 0" (3.2m x 2.45m) Outlook to rear.

BATHROOM: Coloured suite comprising low flush wc, pedestal wash hand basin, panelled bath with mixer taps. Fully tiled walls, towel rail.

SHOWER ROOM: Shower cubicle with shower unit, wash hand basin, part-tiled walls.



## Outside

FRONT GARDEN: Garden in lawn. Driveway parking, mature shrubbery and raised flowerbeds.

REAR GARDEN: Enclosed south-westerly facing garden laid in lawn. Patio area, flowerbeds, mature shrubbery.

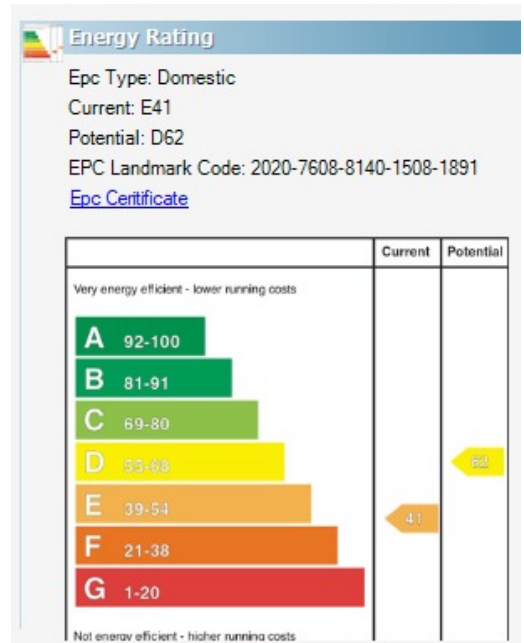


## Location:

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



Total Area: 130.8 m<sup>2</sup> ... 1407 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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](http://www.templetonrobinson.com)



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