



This stunning property built in 2018 is beautifully presented and tastefully decorated offering spacious and well-proportioned living spaces and is finished to an exceptionally high standard.

The ground floor features an inviting open plan kitchen/dining area with French doors to rear garden, complemented by a separate living room, convenient utility room and downstairs toilet. Ascend to the first floor to find three good sized bedrooms including principal suite and an ensuite bathroom and walk-in wardrobe along with a large family bathroom. The second floor adds even more versatility with two additional bedrooms and a modern shower room.

Step outside to enjoy a private back garden, perfect for relaxation or outdoor entertaining, the front of the property boasts a tarmac driveway with parking space for two cars. This home is sure to appeal a wide range of potential buyers so early viewing is highly recommended to fully appreciate all it has to offer. Don't miss your chance to make this stunning property your home.

Offers Over  
£479,950

10C Diamond Gardens,  
Off Lisburn Road,  
Belfast,  
BT10 0HE

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Viewing by  
appointment  
through agent  
028 9066 3030

- Beautifully presented detached home
- Constructed in 2018 to a very high standard
- Modern fully fitted kitchen with breakfast island and ample dining area with French doors to rear garden
- Large separate living room with cast iron wood burning stove
- Separate utility room/Downstairs toilet with feature tiling
- Gas fired central heating/Double glazed windows
- Five well-proportioned bedrooms, Principal with ensuite and walk-in wardrobe
- Family bathroom and additional second floor shower room
- Driveway with off-street parking for two cars
- Close to many leading schools in the area and convenient to local amenities in the thriving Lisburn Road



The Property Comprises:

#### Ground Floor

uPVC front door with glazed side light and top light to:

SPACIOUS RECEPTION HALL: Porcelain tiled floor, low voltage spotlights.

DOWNSTAIRS W.C.: Low flush wc, floating wash hand basin with gold mixer taps, part tiled walls, porcelain tiled floor, extractor fan.

LIVING ROOM: 14' 6" x 12' 1" (4.42m x 3.68m) Laminate wooden floor.



KITCHEN/DINING AREA: 19' 9" x 17' 2" (6.02m x 5.23m) Modern fully fitted kitchen with range of high and low level units, granite worktops, five ring gas hob with extractor fan above. Part tiled walls, integrated fridge and freezer x 2, integrated high level oven, additional built-in combi microwave oven, integrated plate warmer. Breakfast island with granite worktops, single drainer sink and a half sink unit with mixer taps, integrated dishwasher, porcelain tiled floor, open plan to ample dining area with PVC French doors to rear garden.



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UTILITY/BOOT ROOM: 12' 9" x 6' 3" (3.89m x 1.91m) Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, porcelain tiled floor, extractor fan. Large built-in storage cupboard with Gloworm gas fired boiler. Pressurized water cylinder, uPVC double glazed access door to side.

First Floor

LANDING: Low voltage spotlights.



PRINCIPAL BEDROOM: 20' 8" x 12' 4" (6.3m x 3.76m) (at widest points). Walk-in wardrobe with built-in shelving.

ENSUITE BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps and built-in cabinet below, built-in shower cubicle with tiled splashback, porcelain tiled floor, chrome heated towel rail, extractor fan. Mirror recess.



BEDROOM (2): 12' 3" x 11' 2" (3.73m x 3.4m)

BEDROOM (3): 7' 5" x 7' 2" (2.26m x 2.18m)



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BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps and cabinet below, mirror recess with LED touchscreen light, porcelain tiled floor, freestanding bath with chrome mixer taps, built-in shower cubicle with tiled splashback, chrome overhead shower unit with additional attachment. Chrome heated towel rail, extractor fan.



Second Floor

LANDING: Velux window.

BEDROOM (4): 12' 3" x 10' 3" (3.73m x 3.12m) Velux window x 2. Storage into eaves.

BEDROOM (5): 12' 3" x 10' 3" (3.73m x 3.12m) Velux window x 2. Storage into eaves.



SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer taps, built-in shower cubicle with tiled splashback, chrome shower unit, porcelain tiled floor, Velux window, chrome heated towel rail.



## Outside

Tarmac driveway with off-street parking for two cars.

Enclosed rear garden laid in lawns with paved patio area ideal for barbecues and outdoor entertaining. Garden shed, outdoor electric sockets, raised flowerbeds with loose stones. PVC fascia and soffit boards. Outside hot and cold water taps.

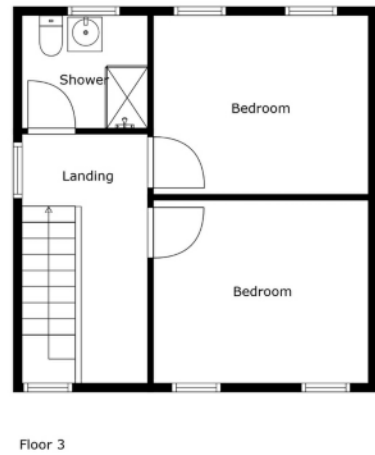
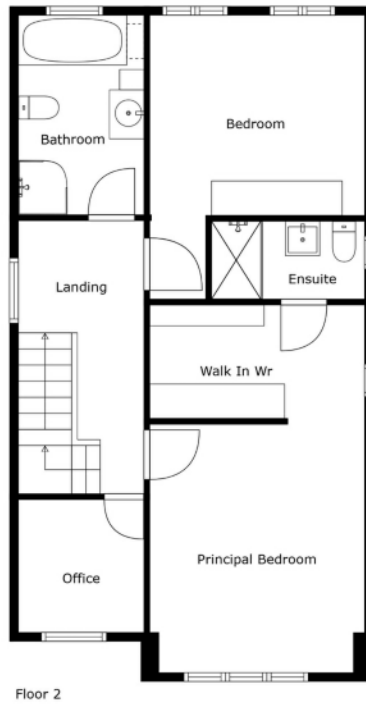
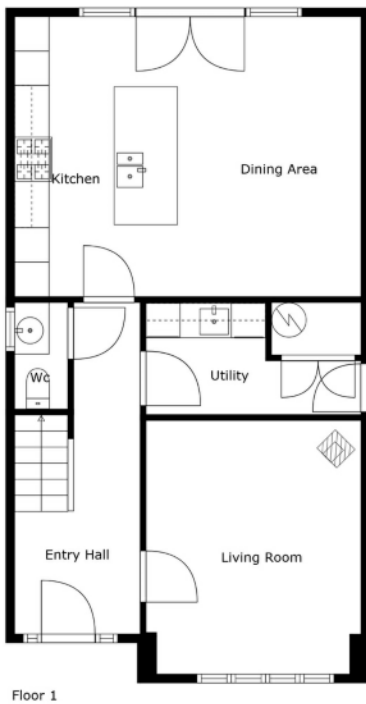


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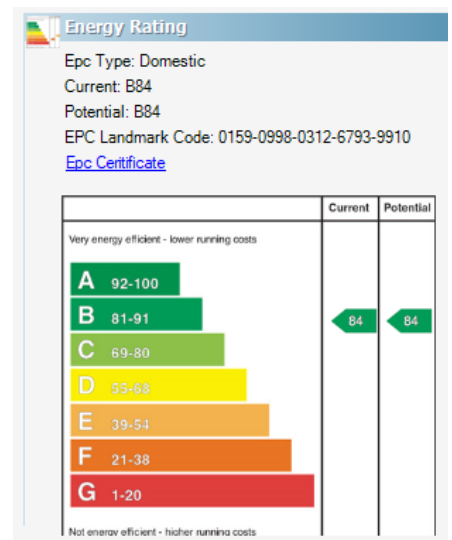
Location:

Off the Lisburn Road close to Finaghy Cross Roads.



Sizes And Dimensions Are Approximate. Actual May Vary.

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