



Ashbourne Court is a prestigious, period-style development conveniently located equidistant from both Belmont and Ballyhackamore Villages.

Offering versatile, deceptively spacious accommodation over two levels, the property is well presented throughout.

As well as your own private entrance, there is a lovely feeling of light and space. For this style of home, there is also a superb amount of storage on all levels.

Externally this is complemented by plenty of parking and space to sit outside to the rear of the front block; perfect for those sunnier, warmer days.

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

Offers Around
£239,950

9 Ashbourne Court,
225-227 Belmont
Road, Belfast,
BT4 2AH

Viewing by
appointment with
& through agent
028 9065 0000



- Superb duplex apartment with own front door
- Three bedrooms, all with built-in robes/cupboards
- Spacious, bright living room open plan to dining area
- Well-appointed, modern kitchen
- Bathroom with contemporary white suite
- Excellent storage throughout
- Natural gas central heating system
- Double glazed throughout including sliding sash windows on first floor
- Well-tended communal gardens including sitting area
- Resident and visitor parking, newly tarmacked
- Infrastructure for electric vehicle charger
- Walking distance to Belmont & Ballyhackamore villages
- Transport links to Belfast & Dundonald on your doorstep
- No onward chain

The Property Comprises:

Ground Floor

Hardwood front door.

RECEPTION HALL: Ceramic tiled floor, cloaks and understairs storage area. Good-sized built-in cupboard under stairs.



Stairs to:

First Floor

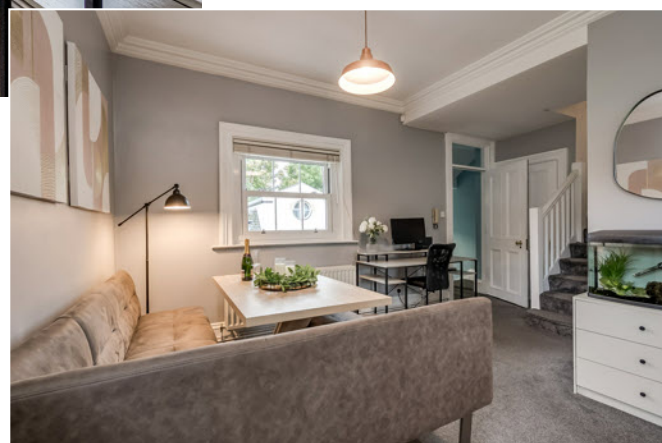
ENTRANCE AREA: Built-in cupboard.



Telephone 028 9065 0000
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Open plan to:

DINING/LIVING: 22' 3" x 10' 7" (6.78m x 3.22m) Cornice ceiling, triple aspect.



Open plan to:

KITCHEN: 12' 8" x 7' 9" (3.87m x 2.35m) Modern range of high and low level units. Gas oven/hob with extractor fan over, integrated dishwasher, plumbed for washing machine. Space for fridge/freezer. Single drainer stainless steel sink unit, part tiled walls, ceramic tiled floor. Wine rack, downlighters under units.



HALF LANDING/RETURN

BATHROOM: White suite comprising shower-bath with screen. Low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled walls. Hotpress with Worcester Bosch natural gas boiler. Access to large built-in cupboard with excellent storage.



Second Floor
LANDING:



PRINCIPAL BEDROOM: 16' 1" x 9' 5" (4.91m x 2.88m) Excellent range of built-in robes.



BEDROOM (2): 10' 7" x 8' 3" (3.22m x 2.51m) Built-in robe.



BEDROOM (3): 12' 10" x 6' 5" (3.92m x 1.95m) Wall-to-wall built-in cupboards.



Outside

Well-tended communal areas with ample parking for visitors and residents alike. Allocated space to rear of block. Garden areas with room to sit and relax. Bin store.



Sizes And Dimensions Are Approximate. Actual May Vary.

MANAGEMENT COMPANY: Investa NI.

MANAGEMENT FEE: Approx. £250 per quarter to include upkeep of communal areas, buildings insurance, maintenance fund.

Location:

Travelling along the Belmont Road out of Belfast, Ashbourne Court is located on the right hand side just after Belmont Church Road.

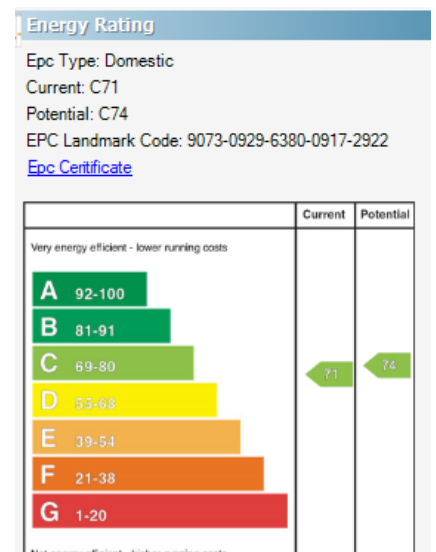
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