



Situated in a quiet yet convenient cul-de-sac residential location, this immaculate detached home would be ideal for a growing family looking for a property with nothing to do but move in.

The location is ideal for availing of some leading primary and secondary schools which are in the vicinity. Excellent local amenities at Kings Square, Cherryvalley, Gilnahirk as well as both Belmont and Ballyhackamore are all very close by along with the Comber Greenway on your doorstep.

Well-proportioned and presented throughout, natural light floods into the home which also enjoys a versatile layout.

Of particular note, the stunning kitchen area with top of the range appliances leading to a fantastic dining area which also opens up to a sunroom, excellent for modern day living.

Internal viewing is highly recommended to appreciate all this fine home has to offer.

Offers Over
£485,000

8 Barnetts Court,
BELFAST,
BT5 7FL

Viewing by
appointment with
& through agent
028 9065 0000



- Attractive, detached family home in popular location
- Cul-de-sac
- Four double bedrooms, principal with ensuite
- Living room with feature gas fire
- Modern fitted kitchen with integrated appliances & breakfast bar, open to:
- Large dining room, arches to:
- Sunroom with double doors to rear
- Separate additional sitting room to front
- Utility room / Downstairs W.C.
- Family bathroom with separate shower cubicle
- Detached garage / Driveway parking for multiple vehicles
- Enclosed rear garden laid in brick paver
- Walking distance to amenities in Kings Square and Gilnahirk
- Leading local secondary and primary schools all close by
- Minutes drive to Belmont and Ballyhackamore villages

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL: Cornice ceiling. Tiled flooring.

DOWNSTAIRS W.C.: Dual flush wc. Vanity unit with ceramic sink. Tiled floor, part tiled walls.

SITTING ROOM: 12' 2" x 10' 10" (3.7m x 3.31m) Cornice ceiling. Wood effect flooring.



LIVING ROOM: 17' 4" x 11' 1" (5.29m x 3.37m) Cornice ceiling. Wood effect flooring. Feature fire-place with wooden surround, granite mantle and gas fire. Uplighters.



Double doors to . . .

KITCHEN/DINING: 28' 9" x 10' 2" (8.76m x 3.1m) Modern range of high and low level units. Solid quartz worktops. Underhung stainless steel sink unit with mixer tap. Larder cupboards. Integrated oven, microwave and plate warmer. Five ring induction hob with extractor above with glass canopy. Wine rack. Breakfast bar. Feature vertical radiators. Spotlights. Tiled flooring. Open to large dining area.



Archway to . . .

SUN ROOM: 14' 4" x 13' 5" (4.37m x 4.09m) Tiled flooring. uPVC double doors to rear. Spotlighting.



UTILITY ROOM: Range of high and low level units. Work surfaces. Stainless steel sink with chrome mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled flooring. Spotlights

First Floor

LANDING: Access to roofspace. Storage cupboard.

PRINCIPAL BEDROOM: 14' 10" x 11' 1" (4.53m x 3.37m) Wood effect flooring. Dual aspect windows. Door to . . .

ENSUITE SHOWER ROOM: White suite comprising low flush wc. Pedestal wash hand basin with mixer tap. Shower cubicle with shower. Fully tiled walls. Tiled flooring.



BEDROOM (2): 16' 3" x 10' 10" (4.95m x 3.3m) Wood effect flooring. Dual aspect windows. Built-in mirrored wardrobe.



BEDROOM (3): 12' 8" x 11' 0" (3.87m x 3.36m) Wood effect flooring. Built-in mirrored wardrobe. Dual aspect windows.

BEDROOM (4): 11' 4" x 9' 3" (3.45m x 2.82m) Wood effect flooring.



BATHROOM: White suite comprising low flush wc. Pedestal wash hand basin with mixer tap. Panelled bath with mixer tap. Separate shower cubicle. Fully tiled walls, tiled flooring.



Outside

GARAGE: Up and over door. Light and power.

FRONT: Driveway parking for multiple vehicles.

REAR: Enclosed rear garden laid in brick paviors. Surrounding trees. Oil tank housing. Outside light and tap.



Location:

Travelling countrybound on Barnetts Road, turn right into Barnetts Court. The property is on your left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

Belfast Branches

Lisburn Road - 028 90 66 3030

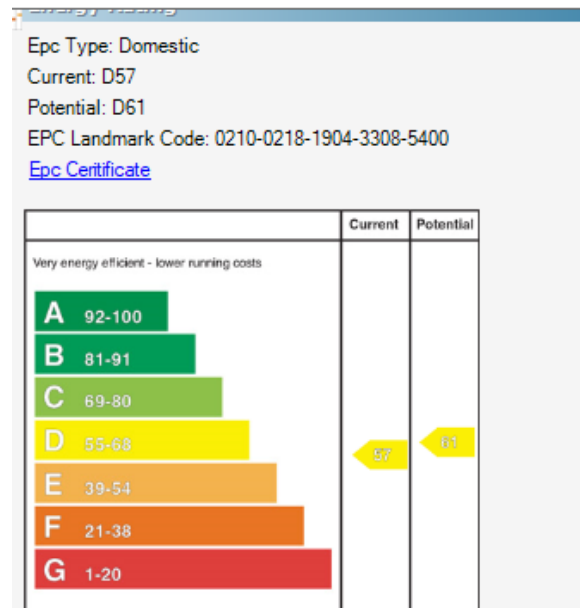
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