



This beautifully extended semi detached villa nestled in a highly sought after residential area has convenient access to Belfast city centre via Lisburn Road at Finaghy. This home is designed for modern family living featuring a welcoming lounge with charming cast iron stove and a stunning open plan kitchen which flows seamlessly into a family and dining area. French doors lead to private landscaped rear garden with a timber decked area perfect for outdoor gatherings. The ground floor also includes a utility room and convenient downstairs wc.

Upstairs you'll find four generously sized bedrooms, one with ensuite shower room and a modern bathroom with white suite. The property is equipped with gas fired central heating and includes a detached garage for additional storage and parking. This villa is an ideal choice for those seeking a vibrant, family friendly community close to Belfast city centre, Hunter House and Rathmore and on the bus route to Victoria, Methody and RBAI grammar schools.

Offers Over
£375,000

18 Porter Park,
BELFAST,
BT10 0BU

Viewing by
appointment
through agent
028 9066 3030



- Attractive Red Brick Semi Detached Property off the Lisburn Road
- Double Storey Extension to the Rear
- Living Room with Feature Cast Iron Burning Stove
- Spacious Modern Fully Fitted Kitchen Open to Ample Dining & Family Area with French Doors to Rear Garden
- Utility Room & Downstairs WC
- 4 Well Proportioned Bedrooms, Principal Suite with Ensuite Shower Room & Walk-in Dressing Room
- Bathroom with White Suite
- Gas Fired Central Heating
- Off-street Driveway Parking for 3 Cars
- Detached Garage with Excellent Storage
- Private Rear Garden Laid in Lawn with Paved Patio Area Ideal for Outdoor Entertaining
- Superb Location Extremely Convenient to Local Amenities Including Lisburn Road, Hunter House & Rathmore & on Bus Route to Victoria, Methody & RBAI

The Property Comprises:

Ground Floor

Oak effect uPVC front door to . . .

RECEPTION HALL: Oak wooden flooring, cornice ceiling, cloaks area.



LIVING ROOM: 14' 3" x 14' 1" (4.34m x 4.29m) (into bay window). Fireplace with tiled surround, open fire with tiled hearth, alcove display, cornice ceiling.



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KITCHEN/LIVING/DINING: 26' 10" x 18' 3" (8.18m x 5.56m) Range of high and low level units, laminate work surfaces, stainless steel single drainer 1.5 bowl sink unit with mixer tap, integrated dishwasher, integrated five ring gas hob with extractor fan above, built-in high level oven, integrated Bosh microwave, part tiled walls, integrated fridge, ceramic tiled floor. Open to ample dining area, through to living room with oak wooden floor, oak effect uPVC French doors to rear garden with mature outlook, low voltage spotlights.



UTILITY ROOM: 16' 4" x 5' 9" (4.98m x 1.75m) Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, ceramic tiled floor, concealed built-in gas fired boiler, oak effect uPVC access door to side, storage under stairs.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, ceramic tiled floor, extractor fan.



First Floor

LANDING: Cornice ceiling, access to fully floored roofspace with light via Slingsby type ladder. Built-in airing cupboard.



PRINCIPAL BEDROOM: 15' 3" x 11' 3" (4.65m x 3.43m) Low voltage spotlights, mature outlook to rear garden, access to roofspace.



Through to . . .

DRESSING AREA: 5' 7" x 4' 3" (1.7m x 1.3m) Built-in shelving, low voltage spotlights.

Access to . . .

ENSUITE SHOWER ROOM: Modern black suite comprising close coupled wc, floating wash hand basin with chrome mixer tap, built-in shower cubicle with fully tiled walls with alcove display, chrome overhead shower unit and additional hand shower, chrome heated towel rail, ceramic tiled floor, fully tiled walls, uPVC tongue and groove ceiling.



BEDROOM (2): 13' 1" x 11' 10" (3.99m x 3.61m) Built-in cupboard, picture rail, cornice ceiling.

BEDROOM (3): 12' 5" x 8' 3" (3.78m x 2.51m) Picture rail, built-in cupboard.



BEDROOM (4): 8' 9" x 8' 7" (2.67m x 2.62m)

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap and tiled splash back, built-in shower cubicle chrome overhead shower unit, tiled bath, part tiled walls, tiled floor, chrome heated towel rail.



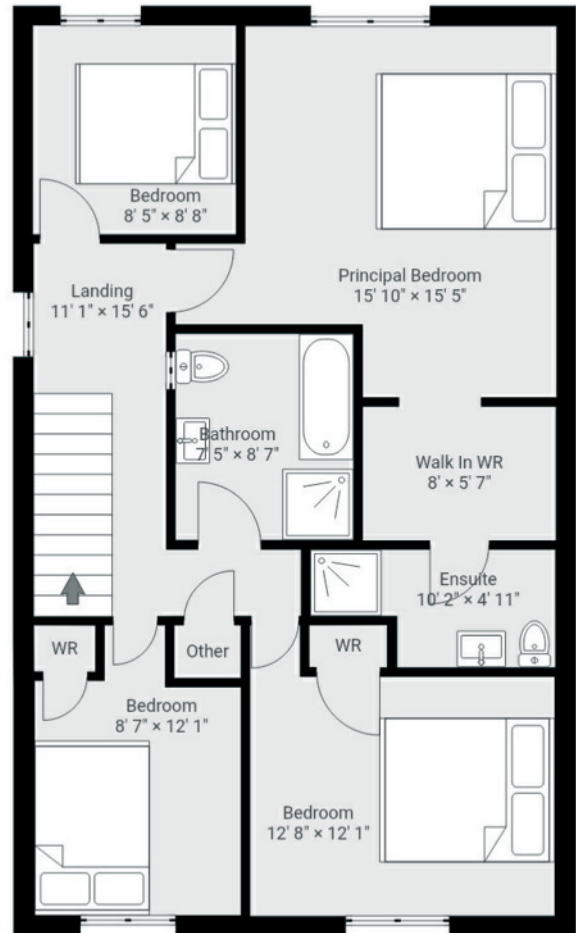
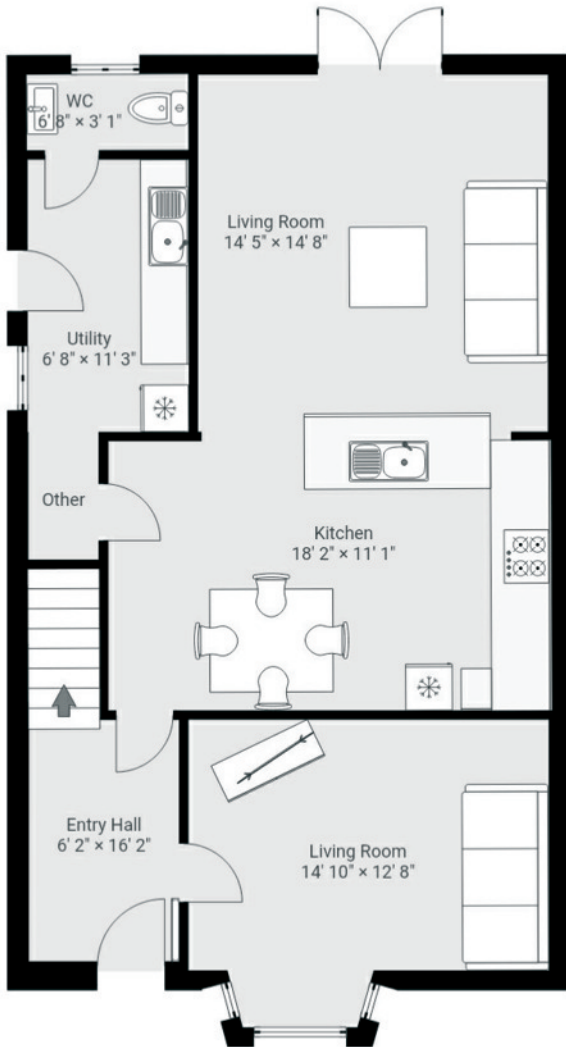
Outside

Tarmac driveway with parking for three cars leading to . . .

DETACHED GARAGE: 19' 4" x 10' 3" (5.89m x 3.12m) Up and over door, light and power.

Front garden laid in bark with flower beds. Enclosed rear garden laid in extensive lawn ideal for children at play, raised timber decking ideal for outdoor entertaining and barbecuing, uPVC fascias and soffit boards.





Location:

Travelling on the Upper Lisburn Road continue through Finaghy crossroads and turn left into Orpen Park, Porter Park is the second on the right.

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

Energy Rating

Epc Type: Domestic
 Current: C70
 Potential: C71
 EPC Landmark Code: 2080-4600-4140-4594-2825
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	70	71
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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