



Conveniently located in the Stormont area of East Belfast, this townhouse is situated close to a good range of local amenities, shops and schools along with Stormont Parliament Building, Northern Ireland Civil Service and the Ulster Hospital close by. Excellent public and private transport links for the city centre are also near at hand.

Comprising lounge, open-plan to dining room additional sunroom, kitchen with range of appliances along with a WC, principal bedroom with ensuite shower room all occupy the ground floor. Three first floor bedrooms and family bathroom are on the first floor. Externally the property benefits from a south facing enclosed rear garden and driveway parking.

The property further benefits from oil fired central heating and is fully double glazed. Early viewing highly recommended.

Offers Over
£199,950

121 Barnetts Road,
BELFAST,
BT5 7BE

Viewing by
appointment with
& through agent
028 9065 0000

- Extended, Townhouse in prime location
- Four bedrooms, ground floor master with ensuite
- Living room with feature fireplace
- Additional conservatory with access to rear
- Kitchen and additional access to rear
- Ground floor W.C.
- Bathroom on first floor
- OFCH / Double glazing throughout
- Driveway parking to front
- Enclosed low maintenance rear garden
- Excellent transport links to Belfast City Centre & Dundonald
- Walking distance to Stormont Estate
- Excellent amenities at Ballyhackamore & Belmont close by
- No onward chain!



The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Cornice ceiling.

DOWNSTAIRS W.C.: Low flush wc. Pedestal wash hand basin.

KITCHEN: 12' 1" x 9' 1" (3.69m x 2.76m) Range of high and low level units. Work surfaces. Stainless steel sink with mixer tap. Underbench oven, four ring ceramic hob with extractor above. Space for fridge freezer. Space for dishwasher. Tiled splashback. uPVC door to rear. Utility cupboard with plumbing for washing machine.

LIVING ROOM: 17' 7" x 10' 0" (5.37m x 3.05m) Feature fireplace with wooden surround. Cornice ceiling. Double door to . . .

CONSERVATORY: 11' 7" x 9' 1" (3.53m x 2.78m) Tiled flooring. Double doors to rear.

PRINCIPAL BEDROOM: 16' 6" x 12' 10" (5.04m x 3.92m) Wood effect flooring. Built-in wardrobe space. Cornice ceiling. Door to . . .

ENSUITE BATHROOM: White suite comprising dual flush wc. Vanity unit with ceramic sink and mirror. Panelled bath with mixer tap. Shower cubicle with thermostatic shower. PVC panelling. Tiled flooring.



First Floor

LANDING: Access to roofspace. Cornice ceiling.

BEDROOM (2): 14' 7" x 10' 0" (4.44m x 3.05m)

Outlook to front.

BEDROOM (3): 14' 5" x 9' 11" (4.39m x 3.02m)

Outlook to front.

BEDROOM (4): 9' 1" x 8' 0" (2.77m x 2.44m) Cornice ceiling.



BATHROOM: Coloured suite comprising pedestal wash hand basin. Panelled bath with mixer tap. Tiled flooring.



Outside

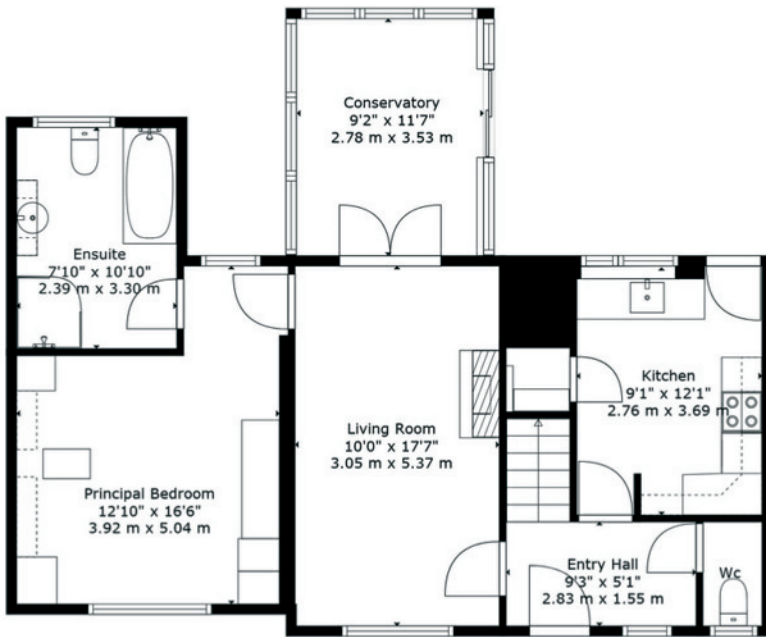
FRONT: Driveway parking. Brick pavior front forecourt.

REAR: Paved patio enclosed rear garden. Outhouse storage. Oil fired boiler.

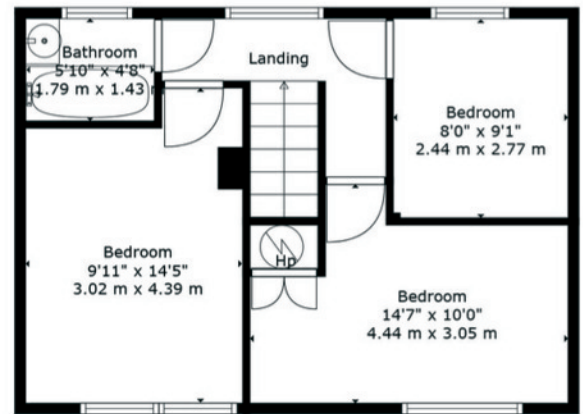
Location:

Turn right after The Stormont Hotel into Summerhill Avenue. Continue past shops and take second right into Barnetts Road. No. 121 is on the left hand side.





Floor 1



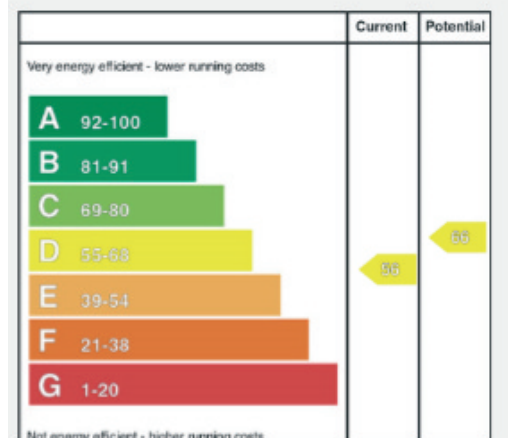
Floor 2

TOTAL: 1219 sq. ft, 113 m2
 FLOOR 1: 788 sq. ft, 73 m2, FLOOR 2: 431 sq. ft, 40 m2
 EXCLUDED AREAS: HP: 6 sq. ft, 1 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

Epc Type: Domestic
 Current: D56
 Potential: D66
 EPC Landmark Code: 0320-2882-3040-2799-4145
[Epc Certificate](#)



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



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