



Located just off the Hollywood Road, this well presented semi detached home enjoys a quiet yet convenient cul de sac location. Within walking distance are a variety of independent shops, restaurants and public transport.

The accommodation in brief comprises lounge, separate kitchen, three bedrooms and bathroom with modern suite. The property also benefits from gas central heating and excellent attic storage. Externally the property enjoys a private and enclosed hard landscaped rear garden area.

This is the perfect property for first time buyers, down sizers and investors, with little to do but move in your furniture.

Offers Over
£175,000

1 Palmerston Park,
BELFAST,
BT4 1PZ

Viewing by
appointment with
& through agent
028 9065 0000

- Well Presented Semi Detached Home in quiet cul de sac location
- Lounge with feature cast iron fireplace
- Modern fitted Kitchen with casual dining area
- Three Bedrooms, all with built in storage
- Bathroom with modern white suite
- Large floored attic, excellent for storage
- Gas central heating/uPVC Double Glazing
- Enclosed front garden area/Private and enclosed hard landscaped rear garden
- Within walking distance of Belmont Village and its array of amenities



The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL:



LOUNGE: 24' 3" x 13' 10" (7.38m x 4.22m) Pergo wood effect floor, cornice ceiling, feature cast iron fireplace.



KITCHEN/DINING: 16' 11" x 9' 5" (5.16m x 2.88m) Modern fitted kitchen with range of high and low level units, four ring gas hob, electric oven underneath, stainless steel extractor hood, part tiled walls, laminate wood effect floor, stainless steel single drainer sink unit, plumbed for washing machine, shelved storage cupboard, understairs storage cupboard with gas boiler.



First Floor

LANDING: Access to roofspace via stainless steel ladder.

BEDROOM (1): 12' 10" x 10' 0" (3.91m x 3.06m) Laminate wood effect floor, built-in wardrobe.

BEDROOM (2): 10' 6" x 10' 0" (3.20m x 3.05m) Laminate wood effect floor, built-in wardrobe, built-in storage cupboard.



BEDROOM (3): 9' 8" x 6' 11" (2.94m x 2.10m) (at widest points) Built-in wardrobe.

BATHROOM: Modern white suite comprising low voltage spotlights, low flush wc, panelled bath with mixer tap and overhead shower, fully tiled walls, tiled floor.



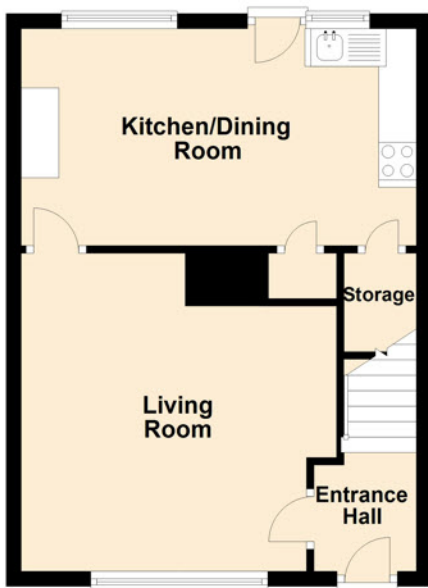
Outside

FRONT: Gated Entrance to garden area with resin path.

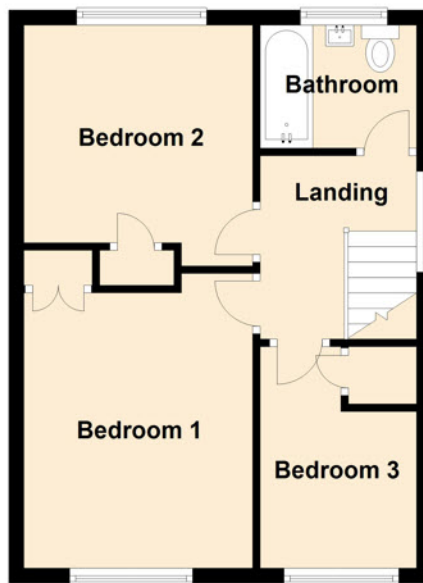
REAR: Hard landscaped private and enclosed rear garden with sleeper edging, tap and security light.



Ground Floor



First Floor



Epc Type: Domestic
 Current: C71
 Potential: C74
 EPC Landmark Code: 0330-2032-3010-2709-3275
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	71	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		

1 Palmerston Park, Belfast

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

Location:

Heading away from Belmont Village on the Holywood Road, turn left onto Palmerston Road. Palmerston Park is fourth on left.

www.templetonrobinson.com



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