

TEMPLETON  
ROBINSON



13 Lady Ishbel Avenue,  
Belfast,  
BT8 8FR

Offers Over  
£695,000

Viewing by  
appointment with  
& through agent  
028 90 663030



We are thrilled to present an exceptional detached family home located in the sought after Belvoir Park development. Nestled in a mature semi-rural setting this location provides both peace and convenience with Forestside shopping complex, Lisburn Road, leading schools, golf clubs, the Lagan towpath and the M1 motorway network all within easy reach.

The property is beautifully presented and finished to the highest standard throughout boasting breathtaking views over the Pavillion communal green. The generous accommodation briefly includes spacious living room with cast iron stove, separate dining room and open plan kitchen dining with large breakfast island. Additionally on

the ground floor there is a utility area and a convenient WC. On the upper levels you'll find five or six bedrooms, including a principal suite with luxurious ensuite bathroom and bespoke built-in wardrobes. There is also a large family bathroom to serve the other bedrooms.

Externally the property enjoys a charming south west facing rear garden with a well maintained lawn, raised flower beds filled with a variety of shrubs, a heated outdoor covered kitchen area, a recently installed expansive patio and seating area is perfect for family barbecues and enjoying sunny days outdoors. This is a must see for anyone seeking their dream family home in South Belfast.



- Stunning Presentation Detached Property in Sought After Belvoir Development
  - Exceptionally Finished Throughout
  - Spacious Entrance Hall with Feature High Ceilings
    - Boot Room/Ground Floor WC
- Living Room with Feature Wooden Panelling, Cast Iron Wood Burning Stove & Outlook Across Pavillion
  - Modern Fully Fitted Kitchen with Large Breakfast Island into Ample Family & Dining Area
    - Separate Dining Room
- 5/6 Large Double Bedrooms, Principal Suite with Bespoke Built-in Wardrobes & Luxurious Ensuite Shower Room
  - Additional Second Floor Ensuite Bedroom
  - Utility Area/Garage with Electric Up & Over Door & Terazzo Porcelain Tiled Floor
    - Modern Family Bathroom with White Suite
  - Underfloor Gas Fired Central Heating / Double Glazed Windows / Feature High Ceilings
- South Westerly Enclosed Rear Garden with Raised Flower Beds with an Array of Plants & Shrubs
  - Additional Porcelain Tiled Patio Area Ideal for Barbecuing & Outdoor Entertaining
- Large Built-in Outside Covered Kitchen with Tiled Worktops, Sink, Hot Water & Built-in Heaters
  - Driveway with Off-Street Parking
- Semi Rural Location Close to an Extensive Range of Amenities & a Short Drive to the City Centre & the Lisburn Road

The Property Comprises:

## Ground Floor

Bespoke hardwood front door with glazed side light and top light to . . .

RECEPTION HALL: Cornice ceiling, low voltage spotlights, wood effect ceramic tiled floor.

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

LIVING ROOM: 18' 9" x 13' 6" (5.72m x 4.11m) (into bay window). Dual aspect windows, beautiful mature outlook over communal Pavillion green area, wood grain effect ceramic tiled floor, part wood panelled walls, feature marble herringbone tiled floor, fireplace with marble tiled surround with cast iron wood burning stove and slate hearth, cornice ceiling, low voltage spotlights.



DINING ROOM: 13' 7" x 11' 4" (4.14m x 3.45m) Wood grain ceramic tiled floor, part wood panelled walls, cornice ceiling, outlook to rear garden.



KITCHEN/FAMILY/DINING AREA: 33' 5" x 13' 11" (10.19m x 4.24m) Triple aspect windows, mature outlook over Pavillion communal green, modern fully fitted kitchen with excellent range of high and low level units, quartz stone worktops, built-in high level Neff oven and high and slide combi Neff microwave oven with warming drawer below, integrated fridge and freezer, built-in larder cupboard, stainless steel sink unit with Quooker tap and waste disposal, integrated dishwasher, large breakfast island with quartz worktop, five ring Neff induction hob with extractor above, built-in breakfast bar with raised timber worktop, additional storage with built-in wine cooler and glazed display unit, quartz worktops, built-in wine rack, service door to garage.



BOOT ROOM: Range of bespoke built-in shelving and cupboards, with wood panelling, cloaks area, excellent storage, ceramic tiled floor, hardwood bespoke access door with top light, to rear garden, cornice ceiling, low voltage spotlights.

### First Floor

LANDING: Cornice ceiling, large walk-in airing cupboard with built-in shelving and pressurized water cylinder.



PRINCIPAL BEDROOM: 16' 7" x 13' 7" (5.05m x 4.14m) (into bay window). Beautiful mature outlook across communal Pavillion green, recently installed built-in bespoke wardrobes and cupboards, part wood panelled walls, cornice ceiling, low voltage spotlights.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with tiled splashback, porcelain tiled floor, built-in shower cubicle with tiled splashback and chrome overhead shower unit, chrome heated towel rail.



BEDROOM (2): 13' 5" x 13' 1" (4.09m x 3.99m) Dual aspect windows, beautiful mature outlook to Pavillion communal green, bespoke built-in shelving.



BEDROOM (3): 15' 0" x 13' 1" (4.57m x 3.99m) (into bay window).



BATHROOM: White suite comprising low flush wc, roll-top claw foot bath with chrome telephone hand shower unit and mixer tap, vanity unit with built-in cabinet below, built-in shower cubicle with overhead shower unit, tiled splashback, part tiled walls, chrome heated towel rail, low voltage spotlights, extractor fan, oak effect ceramic tiled floor.



WALK-IN DRESSING ROOM/BEDROOM: 10' 5" x 9' 3" (3.18m x 2.82m) Extensive range of bespoke built-in mirror fronted wardrobes and cupboards.



## Second Floor

### LANDING:

BEDROOM (4): 17' 8" x 14' 0" (5.38m x 4.27m) Dual aspect windows, Velux window.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer tap and tiled splashback, built-in shower cubicle with chrome overhead shower unit and additional attachment, chrome heated towel rail, porcelain tiled floor, extractor fan.



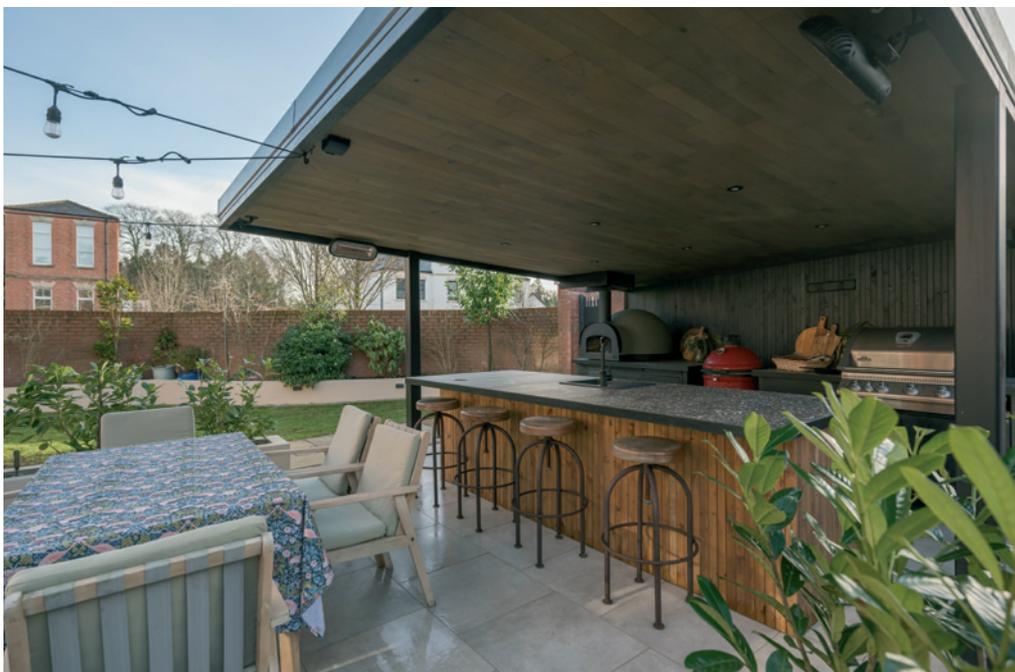
BEDROOM (6)/OFFICE: 20' 8" x 9' 8" (6.3m x 2.95m) Velux window.



## Outside

Front forecourt laid in lawns. Enclosed, south facing, landscaped rear garden laid in lawn with extensive paved patio area ideal for barbecuing and outdoor entertaining, raised flower beds with an array of plants, shrubs and trees including Japanese acer, cherry blossom and eucalyptus.

Stunning built-in outdoor kitchen area with terrazzo tiled worktop, built-in sink unit with hot water, porcelain tiled floor opening to dining area with raised flower beds, outside tap. Built-in play area to side with slide. Electric gates with access to tarmac driveway with ample parking leading to . . .





GARAGE: 16' 0" x 13' 2" (4.88m x 4.01m) Extensive range of built-in high and low level cupboards, plumbed for washing machine, vented for tumble dryer, porcelain tiled floor, electric up and over door.



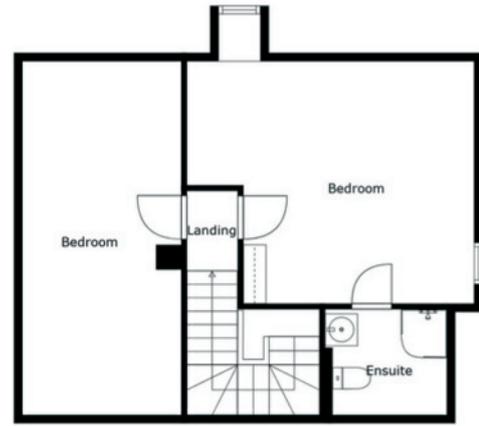
Location:

From Milltown Road A55 turn onto Hospital Road & access to the development is on the right hand side before Hospital Road becomes Purdysburn Hill.

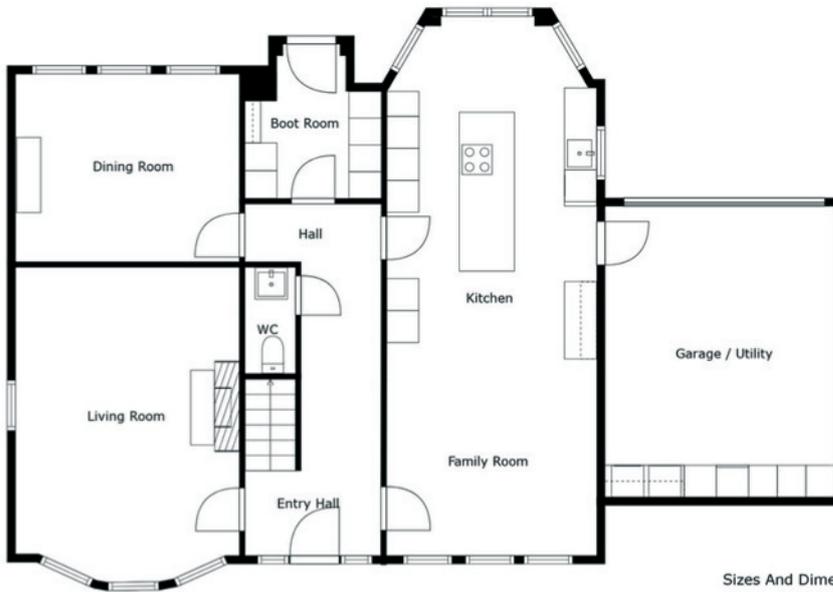
Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



Floor 2

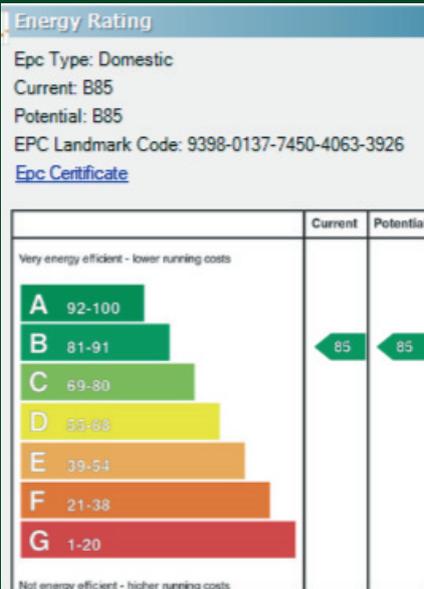


Floor 3



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.



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

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.