



Set just off the Newtown Park, this beautifully finished, semi detached home enjoys excellent convenience to many amenities including local shops, sports clubs, leading schools, golf clubs, Forestside Shopping Complex and into the City Centre.

The property has been sympathetically extended and renovated and the accommodation briefly comprises; entrance hall with cloakroom wc, lounge with feature fireplace, modern fitted kitchen with casual dining room and door to sun/play room. There are four well proportioned bedrooms, shower room and study/dressing area with utility area and modern bathroom.

The property offers gas fired central heating and double glazed windows and is tastefully decorated providing a homely feel.

With nothing to do but move in and enjoy we recommend an internal appraisal at your earliest convenience.

Offers Over
£325,000

18A Cotswold Avenue,
BELFAST,
BT8 6NA

Viewing by
appointment
through agent
028 9066 3030

- Excellent Four Bedroom Semi-Detached Home on Good Sized Corner Site with Gardens and Covered Outdoor Area
- Entrance Hall with Cloakroom/wc
- Lounge with Feature Fireplace
- Modern Fitted Kitchen with Casual Dining
- Sun Room/ Play Room with Access to Covered Outdoor Area
- Three well proportioned Bedrooms on the First Floor
- Modern Bathroom
- Fourth Bedroom with Dressing Area, Study, Shower Room and Utility Area
- Ideal Accommodation for Growing Family Needs, Beautifully Presented Throughout
- Gas Heating / Double Glazed Windows
- Driveway Parking for Two Cars, Front Lawns with Sunken Patio Area, Covered Timber Decked Area
- External Storage Area
- Ideal Location Close to Many Amenities Including; Shops, Schools, Public Transport, Forestside and into the City Centre



The Property Comprises:

Ground Floor

Hardwood front door and glazing to:

ENTRANCE HALL: Laminate wood effect floor, part panelled walls, radiator cover.

CLOAKROOM: Low flush wc, pedestal wash hand basin.

MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA: 15' 6" x 9' 8" (4.72m x 2.95m)

Range of high and low level units, solid oak work surfaces, old Belfast style sink unit, space for fridge/freezer. Bosch oven, four ring gas hob, stainless steel extractor fan over, part tiled walls. Built-in bench seating.



Double doors and glazing to:

SUN ROOM/PLAY ROOM: 16' 1" x 10' 7" (4.9m x

3.23m) Range of built-in units and shelving, ceramic tiled floor, part panelled walls.



Telephone 028 9066 3030

www.templetonrobinson.com

COVERED OUTDOOR AREA: Timber decked sitting area with power and light. Door to enclosed wooden shed area.



LOUNGE: 16' 0" x 14' 10" (4.88m x 4.52m) Painted fireplace with cast iron and tiled inset, granite hearth, cornice ceiling, panelled walls.



First Floor

LANDING: Part panelled walls.

BEDROOM (1): 14' 7" x 12' 8" (4.44m x 3.86m) Range of built-in robes.



MODERN BATHROOM: White suite comprising low flush wc, vanity unit and wash hand basin, panelled bath. Fully tiled shower cubicle, part tiled walls, ceramic tiled floor, heated towel rail.



BEDROOM (2): 10' 2" x 8' 5" (3.1m x 2.57m) Cornice ceiling.

BEDROOM (3): 7' 1" x 5' 11" (2.16m x 1.8m)



Second Floor

LANDING:

BEDROOM (4): 16' 0" x 12' 10" (4.88m x 3.91m) Velux windows.



STUDY: 16' 1" x 15' 5" (4.9m x 4.7m) Velux window, built-in desk. Plumbed for washing machine, space for dryer. Access to floored roofspace.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, part tiled walls, extractor fan.



Outside

Paved driveway parking for 2 cars.

Side sunken paved patio which is secluded and private with timber fencing and sleeper beds, outside lights.



Telephone 028 9066 3030

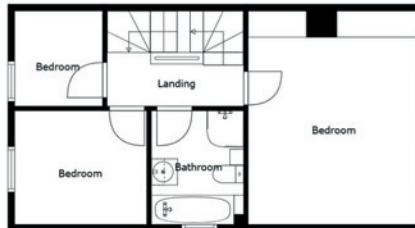
www.templetonrobinson.com

Location:

From Saintfield Road turn onto Newtown Park, then Cotswold Avenue is on the right side.



Floor 3



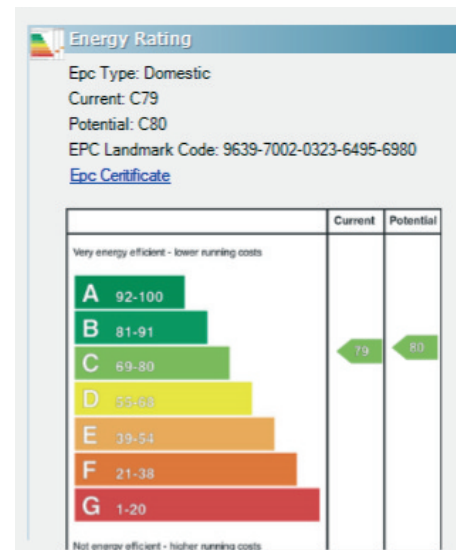
Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

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



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.