

TEMPLETON
ROBINSON



25B Harberton Park,
BELFAST,
BT9 6TW

Offers Over
£685,000

Viewing by
appointment with
& through agent
028 90 663030



This recently constructed spacious four-bedroom semi-detached home offers approx. 1,955 sq ft of living space, combining traditional architectural features such as high ceilings and decorative corning with a modern design.

The ground floor provides a lounge that seamlessly flows into a formal dining room, and an open-plan kitchen/dining area that opens into a garden room with striking floor-to-ceiling windows. A convenient utility room adds extra practicality to the layout. Upstairs, the home boasts four generously sized bedrooms, including a principal with an

ensuite shower room, along with a contemporary family bathroom. Externally, the south-westerly facing garden is perfect for outdoor living, complete with a well-maintained lawn, patio, and a brick-built garden store.

25B Harberton Park is situated in a prime residential area, offering a tranquil setting along a beautiful tree-lined avenue. This desirable location provides easy access to a range of local amenities, including shops, restaurants, and excellent schools. Early viewing is highly recommended.



- Stunning recently constructed Semi-Detached family home extending to approx 1,955 sq ft fronting onto Harberton Park
 - Beautifully presented and finished to an extremely high specification
 - Bright Hall with downstairs wc
 - Lounge with feature fireplace opening into formal dining area
 - Modern, spacious open plan kitchen and dining area
 - Garden room with floor to ceiling windows
 - Utility room
 - 4 generous bedrooms, Principal with ensuite
 - Contemporary family bathroom
 - Gas fired central heating with underfloor to ground floor, bathroom & ensuite
 - Enclosed good sized south westerly rear garden
 - Brick built garden store
 - Excellent location close to Lisburn Road & highly regarded primary & grammar schools

The Property Comprises:

Ground Floor

Composite front door with glazed insets to . . .

RECEPTION HALL: Porcelain tiled floor cornice ceiling, excellent storage understairs.



CLOAKROOM: White suite comprising close coupled wc, vanity unit with chrome mixer tap, chrome heated towel rail, porcelain tiled floor.

LIVING ROOM: 18' 0" x 13' 6" (5.49m x 4.11m) (into bay). Oak engineered wooden floor, dual aspect windows, natural marble surround fireplace with granite tiled inset and hearth, gas effect coal fire, cornice ceiling.



Sliding doors to . . .

FAMILY ROOM/DINING ROOM: 13' 6" x 10' 8" (4.11m x 3.25m) Oak wood flooring.



OPEN PLAN KITCHEN/DINING AREA: 17' 0" x 13' 9" (5.18m x 4.19m) Excellent range of high and low level units, granite worktops, built-in high level Bosch oven and combi microwave with plate warmer, integrated fridge freezer, four ring induction hob, stainless steel sink unit with Quooker tap, integrated dishwasher, built-in breakfast bar, hidden walk-in pantry with built-in shelving, porcelain tiled floor, low voltage spotlights.

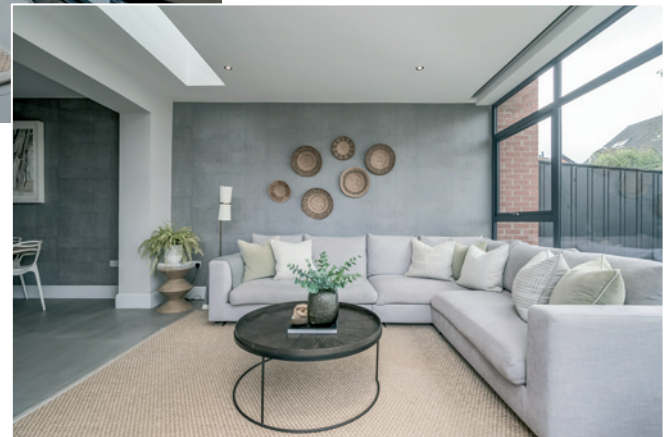


Open to ample dining area through to . . .

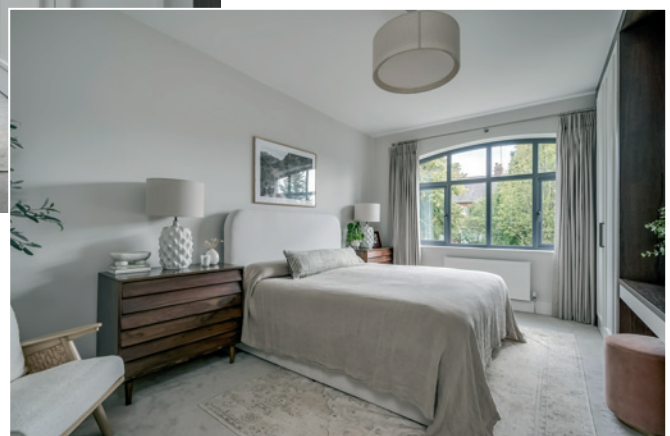
GARDEN ROOM: 14' 3" x 11' 6" (4.34m x 3.51m) Double glazed sliding doors to rear garden, built-in electric blinds,



UTILITY ROOM: 6' 3" x 5' 5" (1.91m x 1.65m) Range of low level units, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, built-in shelving, porcelain tiled floor, double glazed composite to rear garden.



PRINCIPAL BEDROOM: 17' 8" x 13' 8" (5.38m x 4.17m) Bespoke built-in wardrobes and dressing area.



Sliding door to . . .

ENSUITE SHOWER ROOM: White suite comprising close coupled wc, vanity unit with chrome mixer tap, built-in cabinet below, mirror recess with LED touch screen light, built-in shower with chrome overhead shower unit, slate tray with drying area, tiled splash back, extractor fan, chrome heated towel rail.



BEDROOM (2): 13' 9" x 8' 11" (4.19m x 2.72m) Built-in furniture including built-in wardrobes including desk area.



BEDROOM (3): 13' 6" x 10' 1" (4.11m x 3.07m) Built-in wardrobe. Access to roofspace via Slingsby ladder.



BEDROOM (4): 10' 5" x 10' 5" (3.18m x 3.18m)



LUXURY FAMILY BATHROOM: White suite comprising close coupled wc, vanity unit with chrome mixer tap, mirror recess with LED touch screen light, built-in cabinet below, tiled bath with chrome mixer tap, built-in separate shower cubicle with chrome overhead shower unit and additional attachment, chrome heated towel rail, porcelain tiled floor.



Outside

Tarmac driveway with off street parking. Front garden laid in lawn with boundry hedging. Landscaped, enclosed, westerly facing rear garden with afternoon and evening sunshine, laid in lawn with flower beds and shrubs, extensive paved patio area ideal for barbecuing and outdoor entertaining, outside tap. Brick built garden store with light and power.



Telephone 028 9066 3030

www.templetonrobinson.com

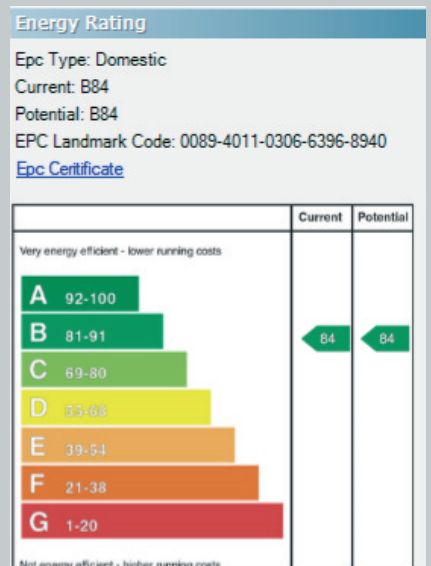




Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Balmoral Avenue heading towards Malone Road, Harberton Park is on the right hand side.



Telephone 028 9066 3030
 www.templetonrobinson.com

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

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