

## Outside

Enclosed front and rear gardens, paved patio area, secure parking to rear. Outside water tap.

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The Floorplan  
For This  
Property Is  
Being Processed



This delightful semi-detached property is located in a quiet but convenient location, close to an array of local amenities just off the Glen Road and transport links to Belfast City Centre.

The well-presented bright and airy accommodation includes lounge with feature bay window, spacious dining area on ground floor and modern fitted kitchen. There are three well-proportioned bedrooms, all with built in wardrobes and contemporary family shower room on the first floor. The property also benefits from gas central heating, double glazing throughout, secure parking to the rear and private garden.

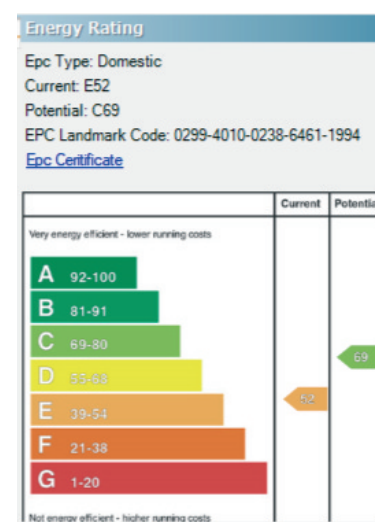
In an area of high demand, this property will appeal to a broad range of purchasers, including first time buyers or downsizers. Early viewing is highly recommended.

Offers Over  
£214,950

1 Norfolk Grove,  
BELFAST,  
BT11 8EW

Viewing by  
appointment with  
& through agent  
028 9066 3030

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](http://www.templetonrobinson.com)



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## Property Features

- Beautifully presented semi-detached home in a highly sought after location within close proximity to local schools, shopping facilities and public transport links to Belfast City Centre
- Bright living room with feature bay window
- Good sized fining room with feature fireplace
- Modern fitted kitchen with access to enclosed rear garden
- Three well-proportioned bedrooms with built in wardrobes
- Contemporary shower room suite
- Gas heating; Double glazing throughout
- Enclosed front and rear gardens with secure parking
- Perfect first-time buyer opportunity, early viewing is highly recommended

## Location:

Driving from the Falls Road, take the second exit at the roundabout onto the Glen Road. Take the second right onto Norfolk Parade and Norfolk Grove is the first on the left.

## Property Comprises

### Ground Floor

HALLWAY: Upvc front door, laminate wood strip flooring.

LIVING ROOM: 11' 6" x 10' 5" (3.51m x 3.18m) Feature bay window, solid wood strip flooring.

DINING ROOM: 13' 1" x 9' 10" (3.99m x 3m) Laminate wood strip flooring, feature fireplace with hardwood surround and electric insert.

KITCHEN: 10' 2" x 8' 0" (3.1m x 2.44m) Range of high and low level units, built in oven, ceramic hob and extractor. Stainless steel sink with mixer tap, plumbed for washing machine, ceramic tiled flooring, tiled splash back, heated rail.

### First Floor

LANDING: Carpeted, access to floored roofspace.

SHOWER ROOM: 8' 2" x 6' 8" (2.49m x 2.03m) Low flush wc, floating wash hand basin, walk in corner shower, chrome heated towel rail, fully tiled, recessed lighting.

BEDROOM (1): 12' 4" x 8' 1" (3.76m x 2.46m) Laminate wood strip flooring, sliding mirror robes.

BEDROOM (2): 11' 2" x 8' 0" (3.4m x 2.44m) Laminate wood strip flooring, sliding mirror wardrobes.

BEDROOM (3): 9' 2" x 8' 1" (2.79m x 2.46m) Carpeted, built in wardrobe.

