



Beautifully presented throughout, this extended semi detached home enjoys a quiet yet convenient location a short stroll from Belmont Village. Also within close proximity are a range of leading local primary and secondary schools.

As soon as you enter the wood-panelled hallway you get a feel for the warmth and character the property exudes, with many original period features retained. The accommodation, in brief, comprises lounge, extended living room with dining area and modern eat in kitchen. There are four first floor bedrooms.

Externally the property benefits from driveway parking leading to a detached garage with rear utility room, and a delightful private and enclosed garden in lawn with BBQ area, ideal for entertaining.

Offers Over
£399,950

52 Edgcumbe Gardens,
Belmont,
BELFAST,
BT4 2EH

Viewing by
appointment with
& through agent
028 9065 0000



- Beautifully presented extended Semi Detached home
- Quiet yet convenient highly desirable location
- Within walking distance of Belmont Village and leading local schools
- Lounge with original art deco fireplace
- Spacious living/dining room with french doors to rear
- Modern kitchen with range of appliances and casual dining area
- 4 bedrooms
- Bathroom with separate shower cubicle
- Gas central heating/Double Glazed Windows
- Ground floor WC
- Detached garage with utility room to rear
- Private rear garden in lawn with paviour seating and BBQ area
- No onward chain

The Property Comprises:

Ground Floor

Bespoke glazed hardwood front door to:

ENCLOSED ENTRANCE PORCH: Terrazzo floor. Hardwood front door with feature leaded stained glass insets and side lights to:

RECEPTION HALL: Cornice ceiling, wood panelling. Solid wooden floor.



CLOAKROOM: Low flush wc, wash hand basin. Tiled floor.

LIVING ROOM: 14' 9" x 12' 11" (4.49m x 3.93m) (Into bay). Original art deco fireplace with tiled inset and hearth, wood surround. Cornice ceiling, picture rail.



FAMILY/DINING ROOM: 28' 8" x 12' 11" (8.75m x 3.93m) (Narrowing to 3.08m) Attractive cast iron fireplace with slate hearth, wood surround. Cornice ceiling in sitting area. Picture rail all around. Solid wooden floor. French doors to garden.



Door to:

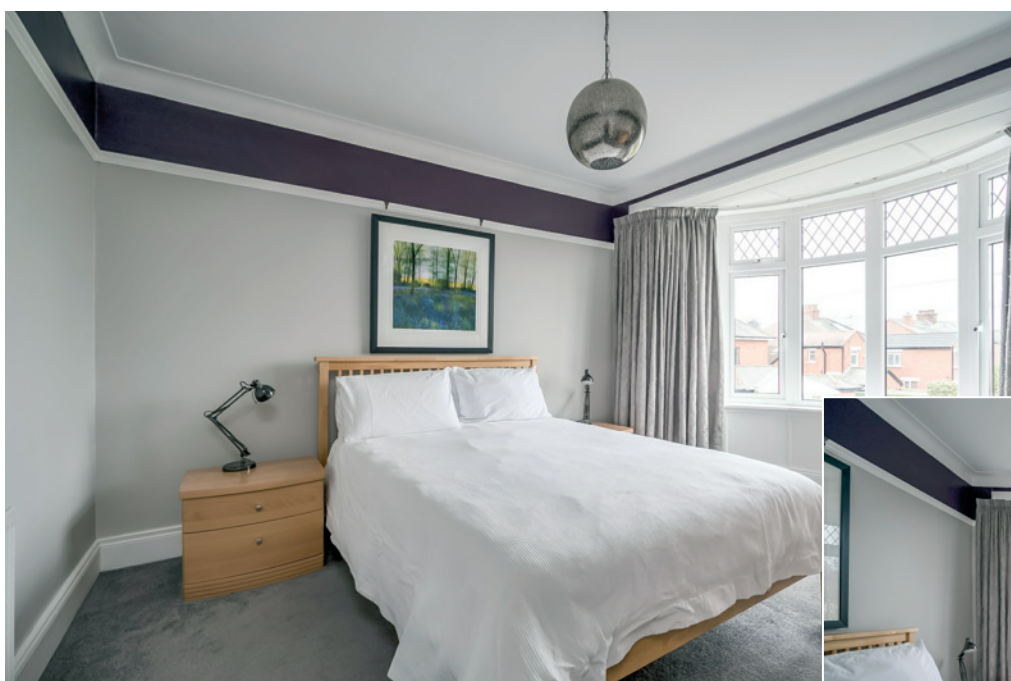
KITCHEN: 21' 2" x 9' 11" (6.45m x 3.03m) (At widest points). Excellent range of high and low level units. One and a half bowl sink unit, integrated fridge, integrated electric double oven, integrated dishwasher. Five ring gas hob with stainless steel extractor hood. Part tiled walls, ceramic tiled floor, chrome spotlights.

CASUAL DINING AREA: French doors to garden. Connecting door to dining area.



First Floor

BEDROOM (1): 14' 8" x 11' 8" (4.47m x 3.56m) (Into bay). Cornice ceiling, picture rail.



BEDROOM (2): 11' 11" x 11' 9" (3.63m x 3.59m) Cornice ceiling, picture rail. Built-in robes with mirror fronted sliding doors.



BEDROOM (3): 10' 4" x 8' 8" (3.15m x 2.65m) (Narrowing to 2.47m). Cornice ceiling. Picture rail. (Currently used as dressing room).

BEDROOM (4): 10' 0" x 9' 10" (3.05m x 3m) (At widest points). Cornice ceiling, picture rail. Shelved hotpress, gas boiler.



BATHROOM: White suite comprising bath with mixer tap and telephone hand shower. Duravit wash hand basin with storage underneath. Low flush wc. Merlyn shower enclosure with Mira power shower and additional hand shower. Chrome heated towel rail. Part tiled walls, ceramic tiled floor, extractor fan.



LANDING: Cornice ceiling, picture rail. Access via pull-down ladder to:

ROOFSPACE: Partly floored with light.

Outside

Wrought-iron double entrance gates. Tarmac driveway to front and leading down side to:

DETACHED BRICK GARAGE: 13' 11" x 8' 10" (4.23m x 2.7m) Up and over door, power and light.

ADJACENT UTILITY: 8' 10" x 6' 6" (2.7m x 1.98m) (Stud wall, fire retardant). Plumbed for washing machine, space for tumble dryer. Power and light, single drainer stainless steel sink unit. Storage cupboard. Ceramic tiled floor.

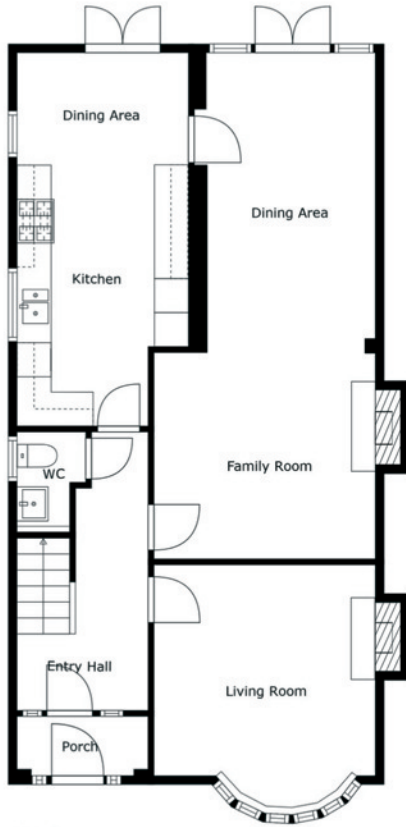
FRONT GARDEN: In lawn with border flower beds. Variety of plants and shrubs plus flowering tree. Outside tap at side.

REAR GARDEN: Also laid in lawn with feature brick pavior patio and pathways.

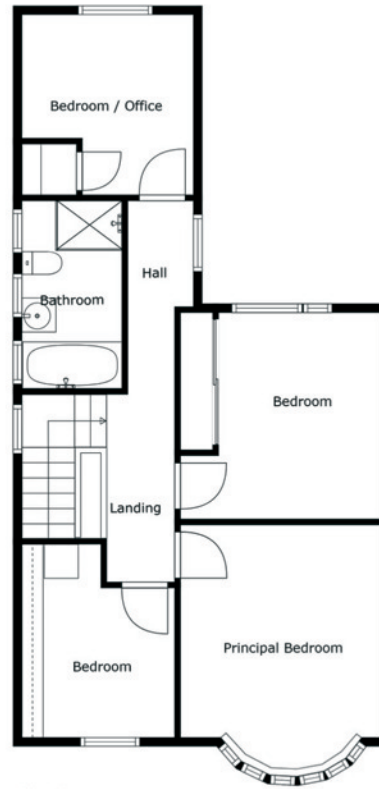
Beds with railway sleeper edging. Mature trees including cherry blossom and bay tree.

Proximity light. Barbecue area with external sockets.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Coming through shops on Belmont Road heading countrybound, turn left into Clonallon Gardens. Right at the bottom onto Sydenham Avenue and Edgumbe Gardens is first left. Property is on right hand side.

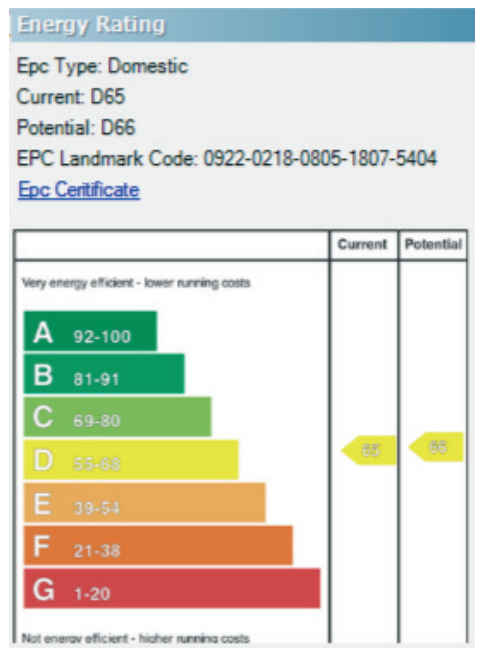
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