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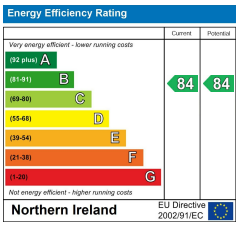
NETWORK STRENGTH – LOCAL KNOWLEDGE

13 Balmoral Park Gardens, Belfast, BT10 0AF

Price Guide £375,000

Balmoral Park Gardens, located just off the Upper Lisburn Road, is an exclusive development of Georgian style homes constructed in 2017. No. 13, is a beautifully presented townhouse with accommodation comprising reception hall, lounge, contemporary kitchen with range of integrated appliances open plan to living / dining with double doors to garden, cloakroom, three bedrooms (master with en-suite) and family bathroom. Outside there is an enclosed rear garden in lawn with patio area and parking to front for two cars. Gas fired central heating and PVC double glazing are both in place. This popular development is within easy reach to a host of amenities including leading schools, excellent transport links and the shops, restaurants and bars of the Lisburn Road. We expect strong interest from a range of prospective purchasers including first time buyers, families or indeed those downsizing.

- Well Presented Townhouse In Sought After Residential Development
- Three Excellent Bedrooms (Master Bedroom With En-suite Shower Room)
- Living Room With Feature Fireplace
- Modern Kitchen Fully Equipped With Integrated Appliances Open Plan To Living / Dining Area
- Cloakroom
- Luxury Family Bathroom Suite With Bath & Walk In Shower
- Enclosed Rear Garden In Lawn With Patio
- Parking To Front For Two Cars
- Gas Fired Central Heating / PVC Double Glazed
- Convenient Location Within Walking Distance To Both Lisburn Road & Finaghy Village Along With Excellent Transport Links



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE
Composite front door.

RECEPTION HALL

Porcelain tiled flooring. Storage under stairs.

LIVING ROOM 15'8" x 10'9" (4.8 x 3.3)

Laminate wood floor. Feature fireplace.

KITCHEN / LIVING / DINING 17'8" x 14'1" (5.4 x 4.3)

Excellent range of high and low level units, single drainer 1.5 stainless steel sink unit with drainer, integrated dishwasher. 4 ring gas hob, integrated oven, extractor fan, integrated fridge / freezer. Breakfast bar. Gas fired boiler. Double doors to garden. Utility cupboard which is plumbed for washing machine.

CLOAKROOM
Low flush WC. Pedestal wash hand basin.

ON THE FIRST FLOOR

Access to roof space via slingsby ladder.

BEDROOM ONE 12'1" x 10'5" (3.7 x 3.2)

ENSUITE

Contemporary white suite comprising fully tiled shower cubicle, low flush W.C, wash hand basin with vanity unit, ceramic tiled floor, chrome towel radiator.

BEDROOM TWO 13'1" x 10'9" (4.0 x 3.3)

BEDROOM THREE 8'2" x 8'2" (2.5 x 2.5)

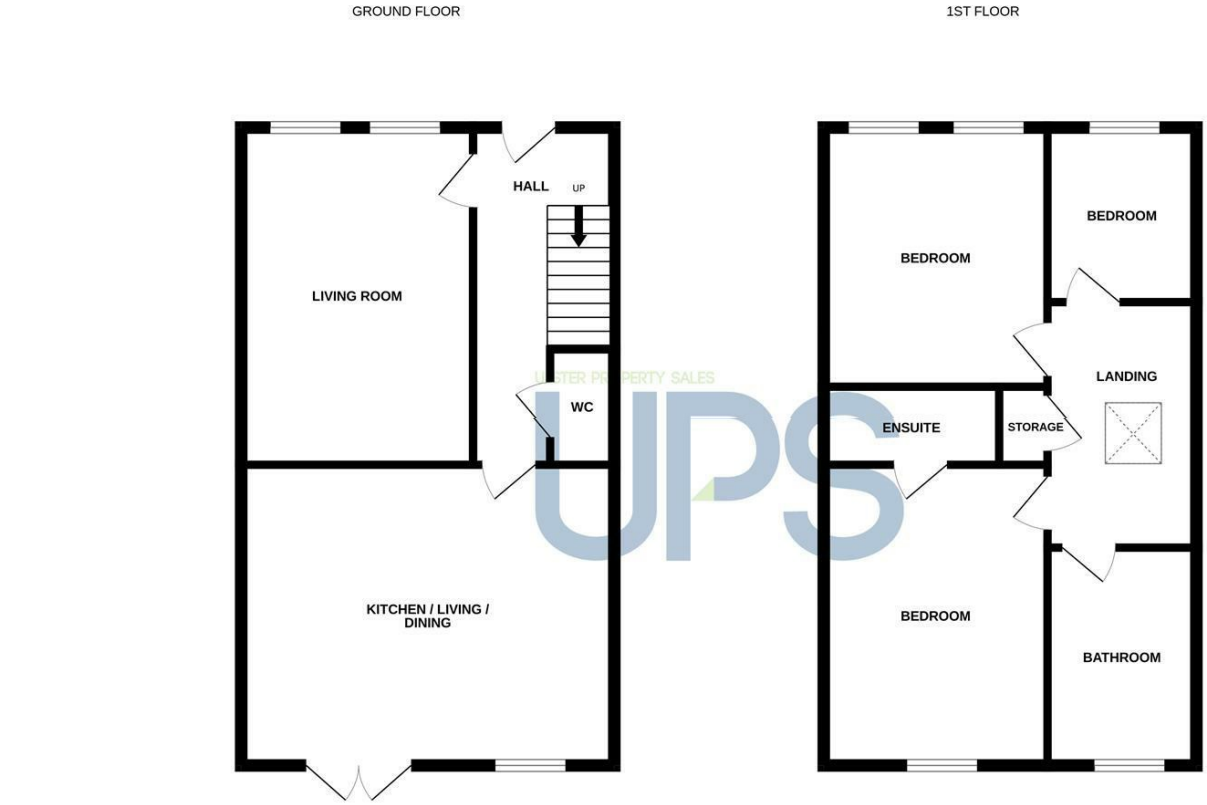
BATHROOM

Luxury suite comprising bath with waterfall tap, fully tiled shower cubicle, low flush W.C, wash hand basin with vanity unit below, illuminated wall mirror. Ceramic tiled floor. Chrome towel radiator.

OUTSIDE

South Westerly facing enclosed garden to rear in lawn with paved patio. Outside water tap & socket. Two allocated parking spaces to front.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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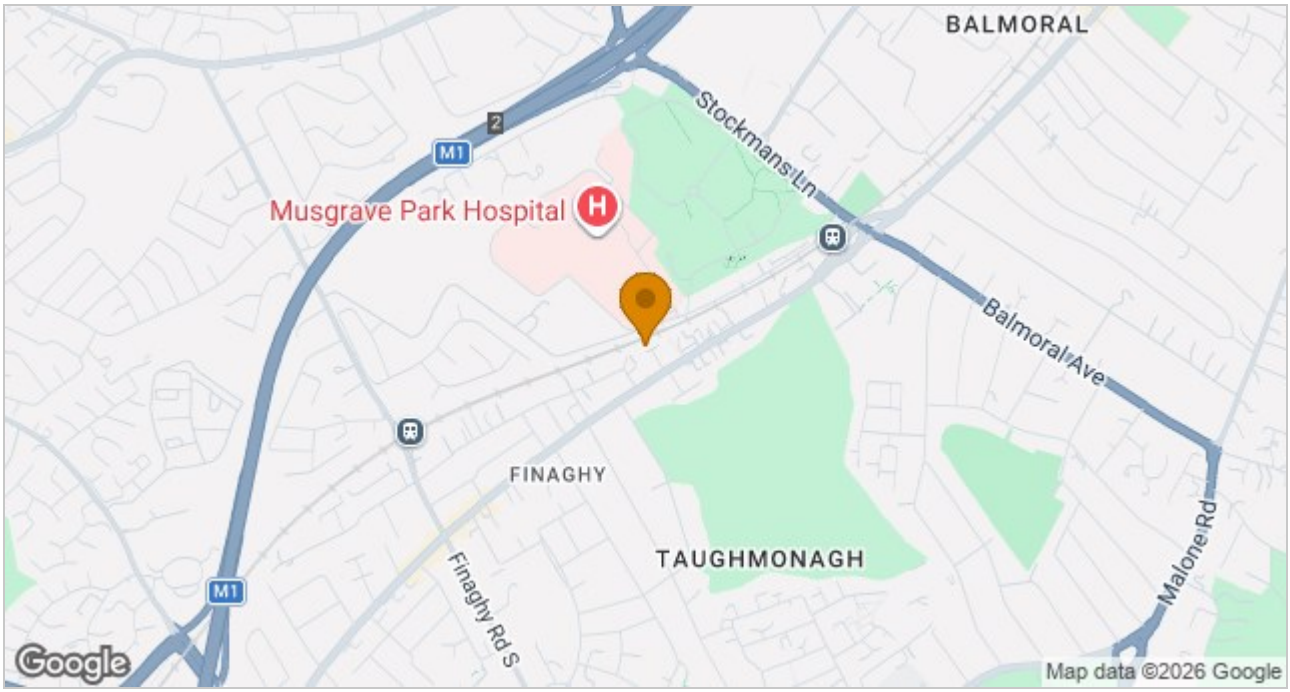
Area Map



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