



This attractive well presented detached family home occupies a superb situation tucked away in this quiet cul-de-sac overlooking the local playing fields within this ever popular development. It is also extremely convenient with many local amenities being only minutes away including transport links, schools, Tesco's and the Forestside Complex.

The property offers bright spacious adaptable accommodation throughout with three separate generous reception rooms and four first floor well proportioned bedrooms which are complemented externally by the good sized front and rear gardens including a large garage. Overall this home is ideally suited to cater for modern day living requirements.

Always a sought after residential area and with all and more this attractive home has to offer it will have wide ranging appeal especially to families. Early viewing is highly recommended so as not to miss out.

Offers Over
£345,000

9 Greer Park Avenue,
Off Newtownbreda Road,
Belfast ,
BT8 7YF

Viewing by
appointment
through agent
028 9066 3030



- Attractive Well Presented Detached Family Home In Superb Quiet Yet Convenient Location
- Spacious Reception Hall with Cloaks Area
- Generous Bright Lounge with Feature Fireplace and Access to Rear Sun Terrace
- Good Sized Separate Dining Room and Additional Bright Living Room
- Modern Fitted Kitchen with Casual Dining Area and Separate Utility Room
- Four Good Sized First Floor Bedrooms/Principal Bedroom with Modern Ensuite
- Fitted Bathroom with Coloured Suite/Additional Modern Downstairs Shower Room
- Gas Central Heating/Hardwood Double Glazed Windows
- Well Presented Throughout and Ideal for Modern Day Family Living Requirements
- Good Sized Site Tucked Away within Quiet Cul-De-Sac
- Driveway with Extensive Pebbled Parking Area for Multiple Vehicles to Front
- Large Detached Garage with Automatic Roller Shutter Door
- Private Enclosed Lawned Rear Garden with Stone Paved Patio and Timber Deck Sun Terrace
- Extremely Convenient to Transport Links, Schools, Tesco's and Forestside Complex

The Property Comprises:

Ground Floor

Hardwood double glazed front door with matching side panel.

SPACIOUS RECEPTION HALL: Large shelved linen/storage cupboard, feature high ceiling with double glazed Velux window, under stairs cloaks area.

LOUNGE: 17' 8" x 12' 8" (5.38m x 3.86m) Feature marble fireplace with wooden mantle and gas coal effect fire, wall light, uPVC double glazed doors to rear timber decked sun terrace and garden, glazed timber double doors from reception hall.



LIVING ROOM: 11' 4" x 10' 8" (3.45m x 3.25m) Overlooking Rear Garden.



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DINING ROOM: 13' 4" x 9' 5" (4.06m x 2.87m) Wall lights.



MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 14' 0" x 13' 6" (4.27m x 4.11m) (at widest points) Extensive range of high and low level units, single drainer stainless steel sink unit, work surfaces, 4 ring ceramic hob with stainless steel extractor fan, stainless steel double oven, space for fridge, plumbed for dishwasher, glazed display cabinet, concealed lights, wine rack, part tiled walls, overlooking rear patio and garden, low voltage lights.



UTILITY ROOM: 8' 0" x 7' 6" (2.44m x 2.29m) Range of high and low level units, plumbed for washing machine, single drainer stainless steel sink unit, built-in shelves, hardwood double glazed door to rear patio and garden.

SHOWER ROOM: 8' 0" x 4' 10" (2.44m x 1.47m) Tiled shower area, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, extractor fan, built-in shelf.

Open tread staircase from Reception Hall to first floor.

First Floor

Access to part floored roofspace with light via Slingsby type ladder.

PRINCIPAL BEDROOM: 14' 0" x 12' 8" (4.27m x 3.86m) (at widest points) Fitted mirror fronted bedroom robes with lights, dressing table and drawers. Overlooking playing fields to rear.



GOOD SIZED MODERN ENSUITE: 6' 3" x 6' 2" (1.91m x 1.88m) Fully tiled shower cubicle with Mira electric shower, low flush wc, pedestal wash and basin, ceramic tiled floor, heated towel rail, fully tiled walls, extractor fan, low voltage lights, mirror fronted bathroom cabinet.



BEDROOM (2): 13' 4" x 9' 5" (4.06m x 2.87m) Low voltage lights.



BEDROOM (3): 11' 4" x 10' 3" (3.45m x 3.12m) Overlooking playing fields to rear, double glazed Velux window.



BEDROOM (4): 8' 9" x 8' 2" (2.67m x 2.49m) Double glazed Velux window.

BATHROOM: Coloured suite comprising panelled bath with shower attachment, low flush wc, pedestal wash and basin, part tiled walls, heated chrome towel rail, extractor fan.



Outside

Good sized enclosed site tucked away at the end of a quiet cul-de-sac.

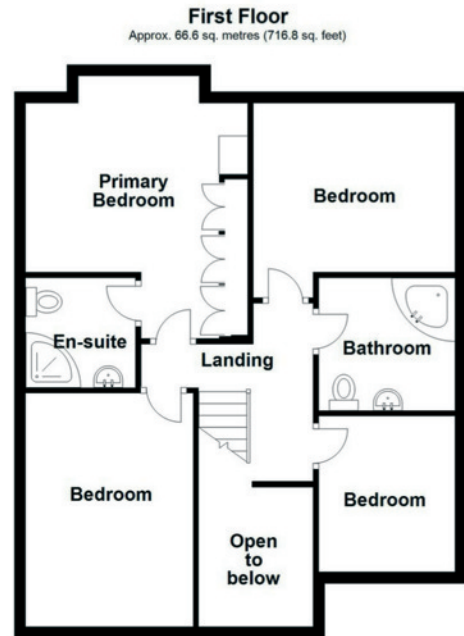
Pebbled driveway with parking for multiple vehicles to front.

LARGE ATTACHED GARAGE: 17' 6" x 15' 9" (5.33m x 4.8m) (at widest points) Automatic roller shutter door, power and light, Valiant gas boiler, door to side, workbench and shelves.

Pebbled pathways to side of property with border beds.

Good sized private rear garden with mature bordering hedge and fencing with lawned area, large stone paved patio area and additional timber decked sun terrace, border beds, pebbled pathway to rear. Timber garden shed and greenhouse. Outside lights and tap. Built-in clothes line.





Total area: approx. 177.1 sq. metres (1906.8 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

9 Greer Park Ave

Energy Rating

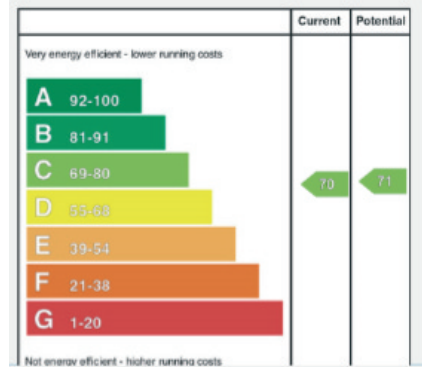
Epc Type: Domestic

Current: C70

Potential: C71

EPC Landmark Code: 0246-0218-6307-6400-5304

[Epc Certificate](#)



Location:

From Newtownbreda Road turn into Greer Park Avenue, No. 9 Greer Park Avenue is in the first cul-de-sac on the left at the bottom.

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

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