



This excellent double storey extended semi detached home occupies a superb quiet situation tucked away at the head of a cul de sac within this popular development. Whilst benefitting from this quiet location it is also extremely convenient with a host of amenities only a short distance walk including those on the Upper Ormeau Road, transport links and schools.

The property offers well presented deceptively spacious accommodation both internally and externally which is further enhanced by the many fine features throughout. Overall the property is ideally suited to cater for all those modern day living requirements.

With all and more this attractive home has to offer it will have wide ranging appeal including to first time buyers, young professionals and families. Early viewing is highly recommended so as not to miss out on this excellent sale opportunity.

Offers Over
£235,000

5 Whitehall Mews,
Off Sunnyside Street,
BELFAST,
BT7 3GE

Viewing by
appointment
through agent
028 9066 3030



- Excellent Double Storey Extended Semi Detached Home Within Popular Development
- Spacious Lounge with Solid Oak Floor & Open Fireplace
- Good Sized Shaker Style Fitted Kitchen
- Open Archway to Bright Dining Room Overlooking & Leading to Rear Garden
- 3 Well Proportioned Bedrooms/Extended Master with Large Dressing Room Area
- Modern Fully Tiled Bathroom with White Suite
- Many Fine Features Throughout & Ideal For Modern Day Living
- Gas Fired Central Heating/uPVC Double Glazed Windows
- Front Garden & Driveway Parking
- Lovely Good Sized Lawned Rear Garden with Feature Original Brick Wall
- Quiet Cul De Sac Location Yet Extremely Convenient
- Amenities on Upper Ormeau Road, Transport Links & Schools Only Minutes Away
- Ideal For First Time Buyers, Young Professionals & Families

The Property Comprises:

Ground Floor

Mahogany effect uPVC leded glass front door to . . .

RECEPTION HALL: Solid oak floor.

LOUNGE: 15' 11" x 11' 8" (4.86m x 3.55m) (at widest points). Open fireplace with slate surround and hearth, matching solid oak floor, built-in shelves, under stairs storage.



SHAKER STYLE FITTED KITCHEN: 14' 10" x 9' 10" (4.53m x 2.99m) (at widest points). Range of high and low level units, single drainer stainless steel sink unit, work surfaces, cooker alcove with tiled splashback and stainless steel extractor fan, plumbed for dishwasher, solid pine floor, additional storage unit, recessed spotlights, Worcester gas boiler.



Open archway to . . .

DINING ROOM: 11' 10" x 7' 1" (3.6m x 2.16m) Matching solid oak floor, sliding double glazed door to rear patio and walled garden, overlooking garden.



First Floor

LANDING: Large shelved storage cupboard, access to roofspace.

MASTER BEDROOM: 22' 6" x 8' 1" (6.85m x 2.47m) (at widest points overall including dressing room), laminate wood effect floor.

DRESSING ROOM: Range of white built-in robes, (not mirror fronted Sliderobes), low voltage lights, laminate wood effect floor.



BEDROOM (2): 9' 8" x 7' 8" (2.95m x 2.34m) Built-in shelves.



BEDROOM (3): 9' 8" x 6' 1" (2.95m x 1.86m) (at widest points) Built-in robe.

MODERN BATHROOM: White suite comprising panelled bath with contemporary shower over, vanity unit, low flush wc, ceramic tiled floor, fully tiled walls, low voltage lights, tongue and groove panelled ceiling, chrome heated towel rail.



Outside

Driveway parking to front. Front garden with lawn areas and pedestrian pathway bordered by stones. Pathway to side of property. Good sized lawned rear garden enclosed by feature red brick wall and timber fencing with pond, border beds and trees, paved patio area, outside lights and tap. Timber shed.



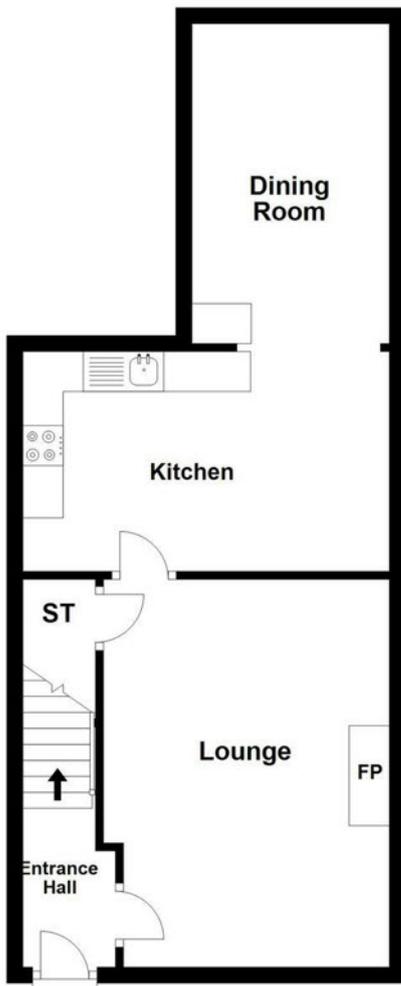


Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)

First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)

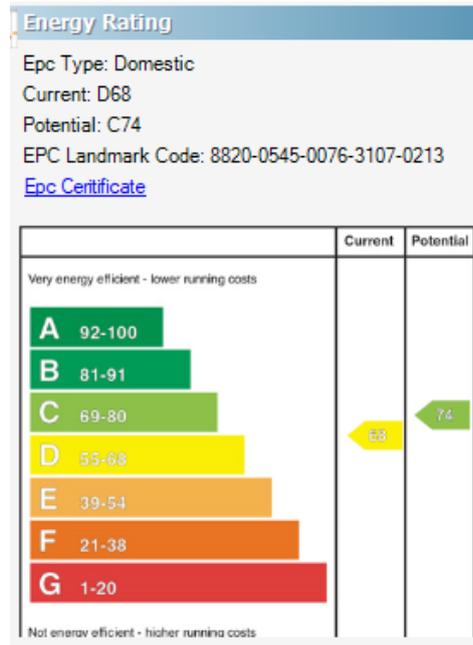


Total area: approx. 90.2 sq. metres (971.3 sq. feet)

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

Telephone 028 9066 3030

www.templetonrobinson.com



Location:

From Ormeau Road turn onto Sunnyside Street then left into Whitehall Parade and right into Whitehall Mews.

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

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