



Located just off the Castlehill Road, this attractive and well-appointed detached family home is positioned within an established residential location.

The spacious and balanced layout offers degree of versatility and could be adapted to suit the occupier's requirements – May that be for additional reception rooms, home office space or bedrooms. Currently in the form of hallway, cloaks store, cloaks WC a good-sized kitchen, separate dining room and impressive lounge leading to conservatory overlooking and with direct access to the rear garden. Further investigation reveals four well-proportioned bedrooms – Principal with ensuite plus main bathroom. Although some updating is required, the property has been well-looked after over the years and benefits from oil fired central heating, uPVC frame double glazed windows plus PVC gutters, soffits and fascias. Occupying a fine level site; A tarmac driveway leads to a detached matching garage. The spacious rear garden features an array of mature trees, shrubbery, lawn plus stone patio – A perfect space for both relaxing and entertaining.

An equally quiet, popular and highly convenient location; Within proximity to a range of amenities, leading primary and secondary schools, Cairnburn Park, Stormont Estate and George Best Belfast City Airport. It is also only a short commute to Belfast city centre plus nearby towns including Ballyhackamore, Belmont, Dundonald and Holywood. Viewing is highly recommended to fully appreciate all this home has to offer.

Offers Around
£450,000

9 Netherleigh Park,
BELFAST,
BT4 3GR

Viewing by
appointment with
& through agent
028 9042 4747

- Well-appointed detached family home positioned within an established residential location just off the Castlehill Road
- Bright & spacious interior complimented by a balanced & adaptable layout
- Hallway
- Cloaks store with leaded stained glass window & meter box
- Living Room with feature open fireplace
- Conservatory overlooking and with direct access to exterior
- Dining Room
- Kitchen
- Inner hall leading to cloaks WC
- Four well-proportioned bedrooms
- Principal bedroom with ensuite
- Main bathroom
- Landing linen store, hotpress & loft access
- Oil fired central heating
- uPVC frame double glazed windows
- PVC gutters, soffits & fascias
- Detached matching garage
- Mature rear garden features an array of trees, shrubbery, lawn plus stone patio – A perfect space for both relaxing and entertaining
- Short commute to Belfast city centre plus nearby towns including Ballyhackamore, Belmont, Dundonald and Holywood
- An equally quiet, popular and highly convenient location; Within proximity to a range of amenities, leading primary and secondary schools, Cairnburn Park, Stormont Estate and George Best City Airport
- Viewing is highly recommended to appreciate all this home has to offer



The Property Comprises:

Ground Floor

uPVC front door.

HALLWAY:

WALK-IN CLOAKS: Leaded stained glass window.

LIVING ROOM: 19' 0" x 11' 2" (5.8m x 3.4m) Feature open fireplace with matching surround, marble inset and hearth.



uPVC double doors to . .

CONSERVATORY: 13' 1" x 11' 6" (4.0m x 3.5m) Fully uPVC double glazed double doors to exterior, ceramic tiled floor (access to kitchen).



Telephone 028 9042 4747
www.templetonrobinson.com

DINING ROOM: 12' 10" x 11' 6" (3.9m x 3.5m)



KITCHEN: 20' 0" x 11' 2" (6.1m x 3.4m) Modern fitted kitchen with excellent range of high and low level units, laminate worktops, stainless steel sink with drainer and mixer taps, Hotpoint 4 ring ceramic hob, extractor fan, built-in Hotpoint eye level oven and microwave, space for dishwasher, plumbed for washing machine. Access to conservatory.



INNER HALLWAY:

CLOAKROOM/WC: Low flush wc, wash hand basin, extractor fan, window.

First Floor

PRINCIPAL BEDROOM: 13' 1" x 11' 10" (4.0m x 3.6m)

ENSUITE: Built-in shower cubicle with Aqualisa shower unit, low flush wc, wash hand basin with mixer taps and low level cupboards, ceramic tiled floor, part tiled walls, heated towel rail.



BEDROOM (2): 13' 1" x 9' 10" (4m x 3m)



BEDROOM (3): 10' 10" x 7' 10" (3.3m x 2.4m)

BEDROOM (4): 10' 10" x 9' 2" (3.3m x 2.8m) Overlooking rear garden.



BATHROOM: White bathroom suite comprising panelled bath with mixer taps, composite wash hand basin with mixer taps, low level cupboards and drawers plus pelmet lighting, heated towel rail, low flush wc, ceramic tiled floor, window.



LANDING: Cupboard with louvered double doors, shelved lagged copper cylinder.

Outside

Tarmac driveway offering ample parking for several vehicles.

DETACHED MATCHING GARAGE: 17' 1" x 9' 2" (5.2m x 2.8m) Roller door, light and power.

Front garden in lawn with well stocked border plus array of rosebushes,

Rear garden in lawn with natural stone patio bordered by well stocked flowerbeds with variety of shrubs and trees.

BOILER HOUSE: Firebird oil fired boiler installed approx. 2005.

Outside tap and light.

Timber shed.



Telephone 028 9042 4747

www.templetonrobinson.com



Location:

Travelling along the Upper Newtownards Road out of Belfast, turn left and go through Knock lights and turn left at next lights onto the Castlehill Road. Netherleigh Park is 0.7 miles on the left hand side before Massey.



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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

