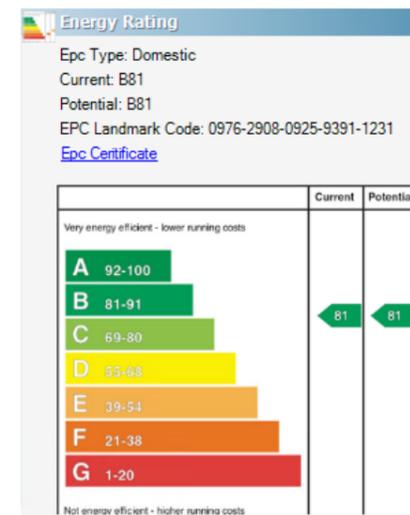




North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



A contemporary townhouse style property nestled within a small development located at the end of Knockburn Park; a tree lined street conveniently located just off Upper Newtownards Road.

Accommodation comprises hallway, cloaks WC, lounge, open plan kitchen – dining & upstairs; 2 bedrooms plus main shower room. Further enhanced by gas central heating and quality fixtures and fittings throughout, leaving the eventual purchaser little to do but move in and enjoy.

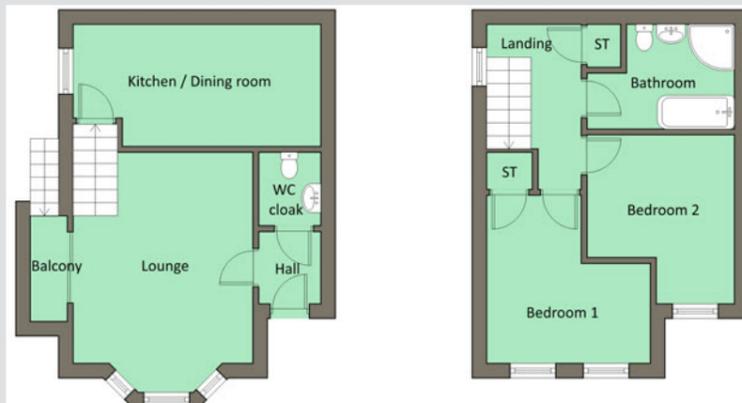
Ideal for those wishing to commute, the location offers ease of access to Belfast. Also within close proximity to various local facilities and amenities including Dundonald Hospital, East Point Entertainment Village and Stormont Estate. Suitable for a range of potential purchaser from first time buyers to young professionals to investors and even those wishing to downsize.

Offers Over  
£150,000

15B Knockburn Mews  
Stormont  
Belfast  
BT5 7AY

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Floor Plans



With You Every Step of the Way



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.

15B Knockburn Mews,  
Belfast,  
BT5 7AY

## Property Features

Small, exclusive development affording a quiet position

Contemporary & well presented townhouse

Hallway & Cloaks WC

Lounge with Glazed French Doors through to Kitchen

Modern Fitted cream Kitchen with range of built-in appliances

Landing with store cupboard

Two well proportioned bedrooms

Bathroom with 4 piece suite

Phoenix gas heating

uPVC double glazed

Conveniently located for those wishing to commute

Good standard of finish - oak wood flooring & granite worktops

Within close proximity to a range of facilities & amenities

Management Company £400.00 p/a

## Location:

Travelling down Upper Newtownards Road heading away from Belfast, Knockburn Park is on the right hand side. Development 'Knockburn Mews' is in the corner of the street.

## Property Comprises

### Entrance

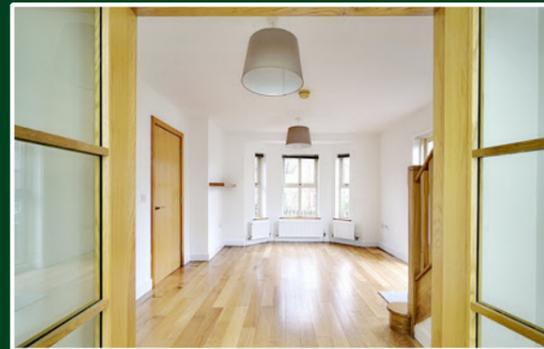
Shared entrance porch with fan light.

Ground Floor - Hardwood front door.

HALLWAY: Oak wood flooring.

CLOAKROOM WC: Wall mounted wash hand basin with tiled splashback, skirting and floor, low flush wc, extractor fan.

LOUNGE: 16' 1" x 12' 2" (4.90m x 3.70m) (At widest points) - Oak wood flooring. uPVC double glazed sliding doors to exterior. Glazed double doors to . . .



KITCHEN / DINING: 17' 1" x 8' 2" (5.2m x 2.5m) (At widest points) - Modern fitted kitchen with range of built-in appliances to include 5 ring gas hob, Caple electric oven, stainless steel extractor fan and splashback, built-in fridge freezer, Hotpoint washer / dryer, Caple dishwasher, stainless steel 1.5 sink with mixer tap, granite worktop and drainer, stainless steel splashback, ceramic tiled floor. Cupboard understairs with Valliant gas fired boiler.

### First Floor

BEDROOM (1): 11' 6" x 10' 2" (3.5m x 3.1m) (At widest points)

BEDROOM (2): 11' 6" x 11' 2" (3.5m x 3.4m) (L-shaped & at widest points) - Built-in shelved cupboards.

BATHROOM: Modern 4 piece white bathroom suite comprising panelled bath with tiled surround, fully tiled built-in shower cubicle with mains shower unit, pedestal wash hand basin with mixer tap, low flush wc, part tiled walls, ceramic tiled floor, extractor fan, low voltage spotlighting.

LANDING: Storage cupboard.

