TEMPLETON ROBINSON

This attractive, detached property on an elevated private site, has been a much loved family home which has been modernised and updated over recent years.

With flexible accommodation on offer, this home combines style, light and functionality in a highly desirable location within Gortin park.

The accommodation comprises; large reception room open to dining which is also open to a modern kitchen with breakfast bar. The first floor incorporates three good sized bedrooms, Principal with ensuite, large bathroom and floored attic room with fixed staircase.

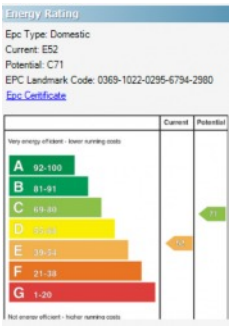
Externally, the impressive rear garden is tiered into 3 sections which have be carefully and thoughtfully designed, enjoying amazing views over Belfast.

This highly regarded address is within walking distance to local shops, amenities and parks.

Offers Over £350,000

23 Gortin Park,
Belfast,
BT5 7EQ

Viewing by appointment with & through agent
028 9065 0000



- Detached home in popular residential location
- Three well-portioned bedrooms
- Large principal bedroom with ensuite
- Living room, open to dining with double doors to rear
- Modern kitchen with solid tops & appliances
- Main family bathroom on first floor
- Floored attic roofspace with fixed staircase
- GFCH / uPVC double glazing throughout
- Detached garage / outdoor utility area
- Impressive rear garden with different levels and excellent views across the City
- Walking distance to excellent local amenities, parks and transport links
- Excellent local schooling for all ages

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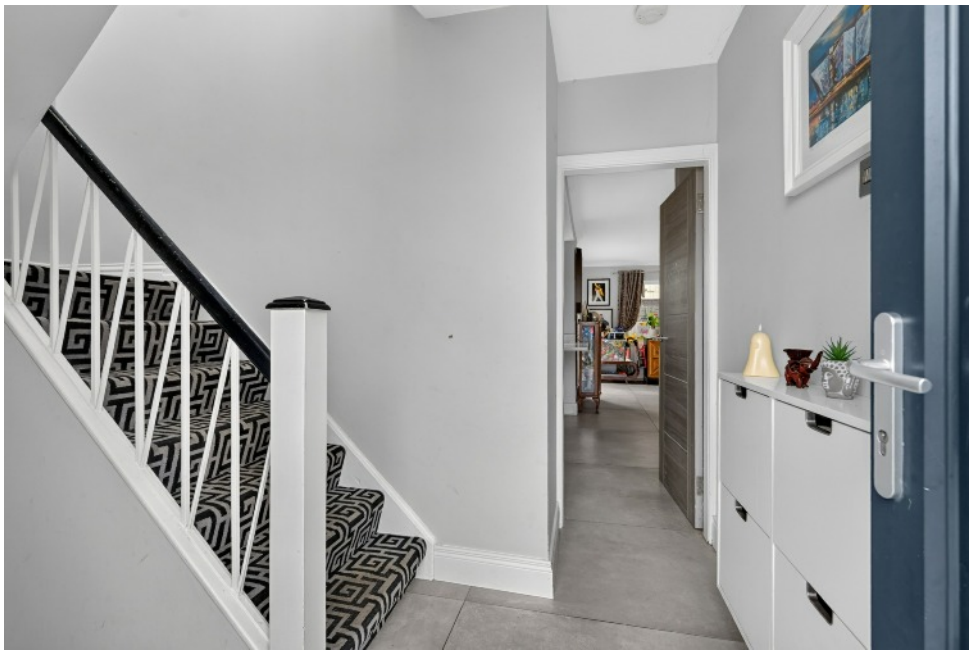
The Property Comprises:

uPVC frpnt door with glazed side panel to...

Ground Floor

ENTRANCE HALL: Italian porcelain tiled flooring. Understair storage.



LIVING/DINING ROOM: 12' 8" x 29' 9" (3.87m x 9.08m) Italian porcelain tiled flooring, cornice ceiling, uPVC double doors to rear. Open plan to...

KITCHEN: 13' 6" x 11' 12" (4.11m x 3.65m) Modern range of high and low level units. Solid Granite worksurfaces. Underhung stainless steel sink unit with chrome mixer tap and hot boiling water tap. Integrated dishwasher, integrated wine fridge, integrated double oven. 5 ring ceramic hob with extractor fan above. Space for American fridge/freezer. Larder cupboard. Under counter lighting. Breakfast bar area. Italian porcelain tiled flooring. uPVC door to side.

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First Floor

LANDING:

PRINCIPAL BEDROOM: 19' 6" x 9' 9" (5.94m x 2.96m) Cornice ceiling. Range of built in wardrobe space. Laminate flooring. Spotlights. Door to...

ENSUITE: White suite comprising low flush WC, vanity unit with ceramic sink and Matt black mixer tap. Wall mounted blue tooth mirror. Shower cubicle with thermostatic matt black rain head shower and glass screen. Matt black heated towel rail. Fully tiled walls.

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BEDROOM (2): 11' 11" x 9' 9" (3.63m x 2.96m) Wood effect flooring.

BEDROOM (3): 11' 8" x 8' 2" (3.55m x 2.5m) Outlook to rear.

BATHROOM: White suite comprising dual flush WC, panelled bath with mixer taps. Vanity unit with ceramic sink and mixer tap. Wall mounted mirrored cabinet. Chrome heated towel rail. Tiled walls. Tiled flooring.

Second Floor

FLOORED ATTIC SPACE: 21' 8" x 11' 11" (6.61m x 3.64m) Wood effect flooring. Skylight window.

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Outside

GARAGE: Up and over door. Power and light.

REAR: Tired garden laid

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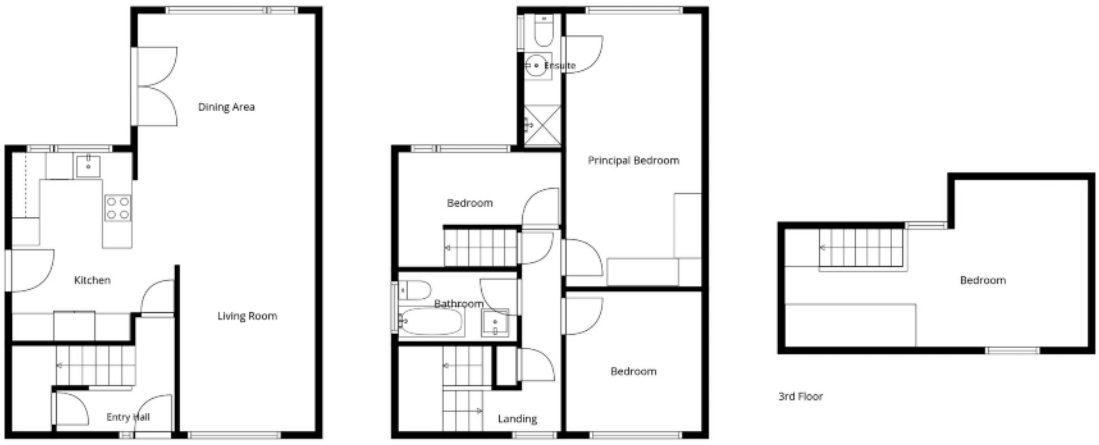
Location:

Travelling along the Kings Road towards Belfast, Gortin Park is located on the right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

Belfast Branches

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Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
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The Property Ombudsman