



Well-presented throughout, this "double-fronted" end townhouse enjoys a very convenient location just off the Belmont Road. Ballyhackamore with its array of shops, amenities and eateries is also within a short stroll.

Formerly three bedrooms, the main bedroom is an excellent size with aspects to both the front and the rear. It also features a built-in wardrobe.

The kitchen is open plan to a casual dining/sitting area and also takes you out to a low maintenance, private rear garden with garden room/large shed.

Ideal for a range of prospective purchasers, early viewing is strongly recommended.

Offers Over  
£189,950

10 Hopedene Mews,  
Belmont,  
BELFAST,  
BT4 3DS

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- End townhouse in superb "cul de sac" location
- Two double bedrooms (formerly 3)
- Spacious living room with French doors to rear garden
- Kitchen open plan to dining area
- Bathroom with modern white suite
- Natural gas central heating system
- Double glazed throughout
- Fully enclosed, private back garden with southerly aspect
- Large timber shed/garden room/home office
- Off-street parking
- Excellent decorative order throughout
- Walking distance to Ballyhackamore and Belmont shops, amenities and public transport routes (including Glider)



The Property Comprises:

### Ground Floor

uPVC double glazed front door with glazed insets and side lights.

RECEPTION HALL: Under stairs storage cupboard.

LIVING ROOM: 15' 9" x 10' 10" (4.8m x 3.30m) (At widest points). Twin aspect with French doors to rear garden.

DINING/KITCHEN: 15' 9" x 12' 2" (4.8m x 3.72m) (Narrowing to 2.78m). Modern range of high and low level units. Integrated four ring "Noxton" hob. Space for oven. Single drainer one and a half bowl stainless steel sink unit with "spray" tap.

Plumbed for washing machine. Door to:

REAR PORCH: Cloaks area, shelved storage, uPVC woodgrain back door to garden.



## First Floor

BEDROOM (1): 15' 9" x 10' 11" (4.79m x 3.33m)  
(Narrowing to 2.45 m) (Formerly two bedrooms).  
Recessed built-in robes.

BEDROOM (2): 13' 10" x 9' 3" (4.21m x 2.81m) (At  
widest points).

BATHROOM: White suite comprising shower-bath with  
screen. "Rain" head and additional telephone hand  
shower. Wash hand basin with storage underneath.  
Low flush wc, chrome heated towel rail. Part tiled walls,  
ceramic tiled floor.

LANDING: Linen cupboard with Vaillant gas boiler.  
Access to roofspace.

## Outside

Allocated parking for residents and visitors.

FRONT: Flagged patio with sitting area. Gate to side  
leading to:

FULLY ENCLOSED REAR GARDEN: Facing south.  
Excellent degree of privacy with timber deck, artificial  
lawn and well-stocked flowerbeds. Outside light and  
tap. Sheltered sitting areas. Additional timber shed.

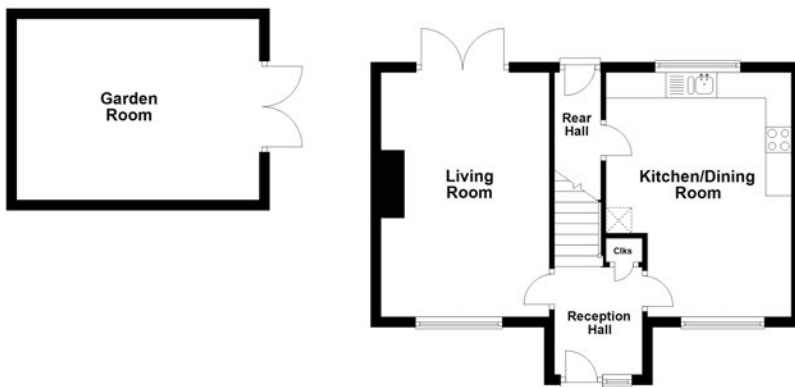
TIMBER SHED/GARDEN ROOM: 15' 6" x 11' 7" (4.72m  
x 3.54m) Power and light, double glazed doors.



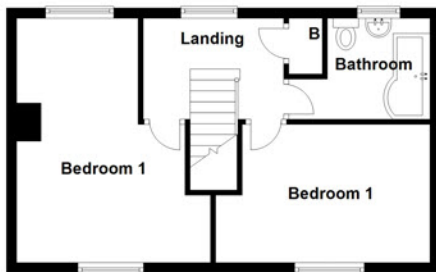
**Location:**

Heading countrybound on Belmont Road, turn right after shops into Dundela Avenue. Hopedene is on left hand side before junction with North Road (which leads to Ballyhackamore).

**Ground Floor**



**First Floor**



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

**10 Hopedene Mews, Belfast**

**Energy Rating**

Epc Type: Domestic  
 Current: C71  
 Potential: C71  
 EPC Landmark Code: 4820-0551-0048-1104-0753  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80	71	71
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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

www.templetonrobinson.com



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