



Beautifully and stylishly presented throughout, this deceptively spacious family home therefore requires the purchaser to do little except move in.

Spread over three floors, the bright accommodation offers an appealing versatility. Three bedrooms are located on the top floor with the option of a fourth on the lower level.

Backing on to CIYMS playing fields, the property commands a lovely aspect to the rear with the Craigtlet Hills visible in the distance.

A range of excellent local amenities in both Belmont and Ballyhackamore as well as some of the province's leading schools are all nearby making this an enticing proposition.

Internal inspection is highly recommended.

Offers Over
£299,950

24 Strathearn Lane,
BELFAST,
BT4 2BT

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, versatile family townhouse
- Option of 3 or 4 bedrooms
- Master with walk-in-wardrobe and ensuite shower room
- Bright living room with feature fireplace
- Luxury kitchen with integrated appliances
- Open plan to dining area
- Utility room
- Family bathroom with white suite
- Integral garage with electric door
- Additional driveway parking
- Enclosed, low maintenance rear garden
- Excellent decorative order throughout
- Close to excellent local schools, amenities, parks, CIYMS Sports Club



The Property Comprises:

Ground Floor

Front door with glazed panels and side lights.

RECEPTION HALL:

First Floor

LANDING: Tiled entrance area.

LIVING ROOM: 14' 0" x 11' 3" (4.28m x 3.43m) Solid oak flooring. Feature polished marble fireplace with slate inset and hearth. Two built-in cupboards. Arch to:



DINING/KITCHEN: 14' 4" x 11' 3" (4.37m x 3.43m) Modern range of high and low level units with granite work surfaces. Integrated appliances including 5 ring gas hob, underbench stainless steel oven, dishwasher, fridge, freezer. Underhung one and a half bowl stainless steel Franke sink unit. Part tiled walls, ceramic tiled floor.



CASUAL DINING AREA: Views across CIYMS playing fields to park and hills beyond.



BATHROOM: White suite comprising shower-bath with built-in screen, low flush wc. Pedestal wash hand basin with tiled splashback. Part tiled walls, ceramic tiled floor, shelved linen/storage cupboard with radiator.



Lower Level

HALLWAY: Solid oak floor, understairs large storage cupboard. Service door to garage.

FAMILY ROOM/BEDROOM (4): 13' 0" x 8' 8" (3.96m x 2.64m) Solid oak flooring. uPVC back door to garden.



LANDING: Access via pull-down ladder to:

ROOFSPACE: Floored with electric light.

MASTER BEDROOM: 12' 6" x 11' 5" (3.81m x 3.47m) (At widest points). Walk-in wardrobe with rail and shelving.

ENSUITE SHOWER ROOM: Comprising tiled corner shower cubicle, pedestal wash hand basin with tiled splashback, low flush wc, ceramic tiled floor. Heated towel rail, shelving.



BEDROOM (2): 10' 10" x 10' 8" (3.30m x 3.25m) Views across CIYMS playing fields to park and hills beyond.



BEDROOM (3): 12' 4" x 7' 5" (3.76m x 2.26m) Velux with built-in blind.



Outside

INTEGRAL GARAGE: 18' 9" x 10' 7" (5.72 m x 3.23m) Electric, remote control up and over door. Power and light. Door to:

UTILITY ROOM: 8' 8" x 5' 1" (2.65m x 1.54m) Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer. Natural gas boiler. Part tiled walls, ceramic tiled floor. Door to garden.

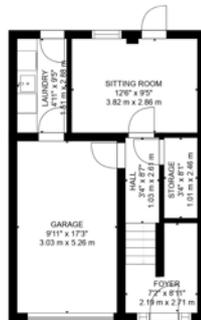
FRONT GARDEN: Flowerbeds with plants and shrubs. Brick paviour driveway leading to garage. Outside light.

ENCLOSED REAR GARDENS: with south easterly aspects. Artificial lawn with attractive flagged patio. Outside light and tap.

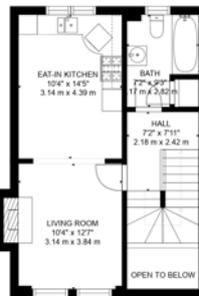




FLOOR 3



FLOOR 1

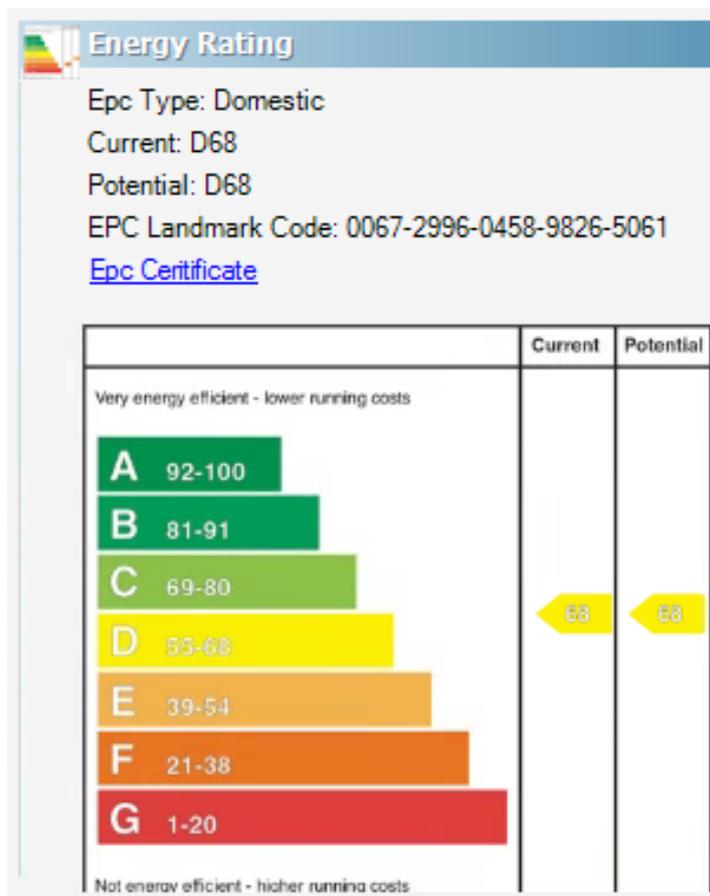


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 299 sq. ft, 28 m², FLOOR 2: 472 sq. ft, 44 m²
 FLOOR 3: 494 sq. ft, 46 m², EXCLUDED AREAS:
 GARAGE: 172 sq. ft, 16 m²
 TOTAL: 1265 sq. ft, 118 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Location:

Coming out of Belfast on Belmont Road turn left just before Strathearn School into Wandsworth Drive. Right into Sydenham Avenue and then right onto Circular Road. Strathearn Lane is on right hand side just before entrance to CIYMS. Property is then on left hand side towards end of cul-de-sac.



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