



Beautifully presented, this detached residence has bright and spacious accommodation with a contemporary feel throughout. The would be purchaser has nothing to do but move in.

Situated within a quiet residential development, this is a home that will appeal to any growing family unit.

Belmont is renowned for its range of leading schools and also is ideal for commuting. In addition it has excellent local amenities in Ballyhackamore Village.

Offers Around
£235,000

35 Schomberg Avenue,
BELFAST,
BT4 2JR

Viewing by
appointment with
& through agent
028 9065 0000

- Beautifully presented detached residence
- 4 good sized bedrooms
- 2 reception rooms
- Fitted kitchen
- Family bathroom with white suite
- Master bedroom with ensuite
- Cloaks with wc
- Enclosed landscaped rear garden
- Integral garage
- Excellent location within walking distance to Belmont Park, Ballyhackamore and Belmont Villages
- uPVC double glazing
- Oil fired central heating

The Property Comprises:

Ground Floor

RECEPTION HALL: Solid oak flooring.

CLOAKROOM: Low flush wc, wash hand basin, fully tiled walls.

LOUNGE: 18' 7" x 12' 2" (5.66m x 3.71m) Solid oak flooring. Fireplace with Portland stone surround, polished granite hearth with gas fire. uPVC doors to patio. Storage cupboard.

DINING ROOM: 10' 0" x 9' 10" (3.05m x 3m) Solid oak wooden flooring.

KITCHEN: 9' 9" x 9' 2" (2.97m x 2.79m) Range of high and low level units with formica work surfaces. One and a half bowl single drainer stainless steel sink unit, recessed spotlights. Ceramic hob and electric oven with stainless steel extractor fan over. Integrated dishwasher, integrated fridge/freezer.



First Floor

MASTER BEDROOM: 13' 6" x 9' 10" (4.11m x 3m)

At widest points. Built-in robes.

ENSUITE SHOWER ROOM: Shower cubicle with electric shower, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor.

BEDROOM (2): 9' 11" x 7' 0" (3.02m x 2.13m)

BEDROOM (3): 10' 0" x 9' 1" (3.05m x 2.77m)

Built-in robe.

BEDROOM (4): 9' 8" x 6' 9" (2.95m x 2.06m)

LANDING: Hotpress.

BATHROOM: Low flush wc, shower with mains power shower, fully tiled walls, ceramic tiled floor. Recessed spotlights. Wash hand basin with drawers and cupboards below.

Outside

INTEGRAL GARAGE: 18' 10" x 9' 6" (5.74m x 2.9m) Plumbed for washing machine, oil fired boiler.

Lawns to front and side. Tarmac driveway with parking for several cars. Side gate to rear.

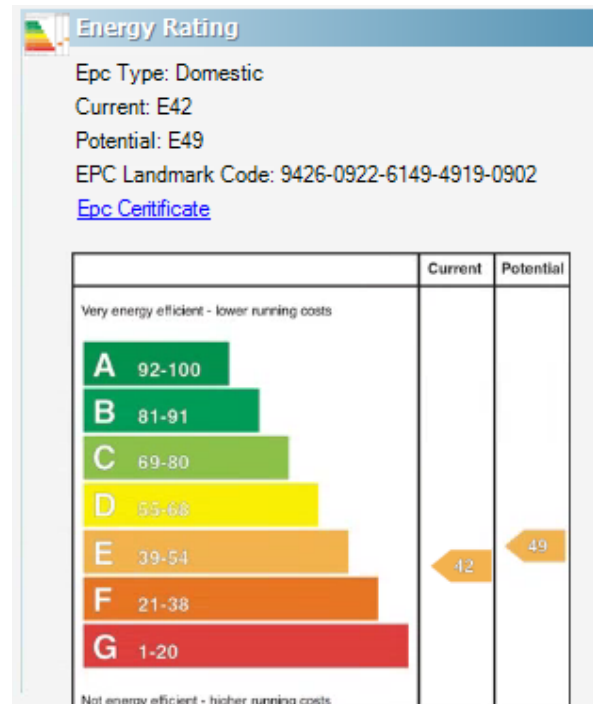
Rear patio area with feature curved wall and water feature. Outside tap.





Location:

Coming out of Belfast on Belmont Road, come straight over roundabout at Campbell College. Entrance to the development is on the left hand side before Old Hollywood Road traffic lights. Property is then on the right.



Belfast Branches

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000

Other Branches

Bangor - 028 91 45 1166
 Hollywood - 028 90 42 4747
 Lisburn - 028 92 66 1700

Getting You Best Price

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.