



Conveniently located in a cul-de-sac between Belmont and Holywood, this detached home is ideal for a range of purchasers including families wishing to avail of some excellent local schooling.

Recently re-decorated and new carpets having been laid, the property is ready to move into and there is no onward chain.

Externally there is a good-sized garage, off-street parking and gardens to the front and rear. The latter is particularly private and mature.

Sales in this highly regarded development are always popular so we would recommend viewing at the earliest opportunity.

Offers Over  
£285,000

17 Glendarragh Mews,  
BELFAST,  
BT4 2WE

---

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Bright, well-presented detached villa
- Three bedrooms, two with built-in robes
- Living room with bay window
- Double doors to dining room
- Arch to kitchen
- uPVC conservatory to rear
- Family bathroom with contemporary white suite
- Additional wc downstairs
- Recently re-decorated; new carpets
- Oil fired central heating/double glazed windows
- Detached, matching brick garage
- Ample additional driveway parking
- Front and rear gardens
- Close to local schools, amenities, City Airport
- No onward chain



## The Property Comprises:

### Ground Floor

COVERED ENTRANCE PORCH: Front door with glazed insets and sidelights.

RECEPTION HALL:

CLOAKROOM: Low flush wc, wash hand basin with tiled splashback.

LIVING ROOM: 16' 3" x 12' 5" (4.96m x 3.78m)  
Plus box bay window. Feature cast iron fireplace with tiled hearth and wood surround. Solid wood flooring. Double doors with glazed panels to:

DINING ROOM: 11' 1" x 9' 10" (3.37m x 3m)

Sliding door to:

CONSERVATORY: 11' 1" x 9' 1" (3.38m x 2.78m)

French doors to garden.

KITCHEN: 15' 5" x 11' 10" (4.7m x 3.61m) (at widest points). Range of high and low level units, Beko cooker with four ring hob and extractor fan over. Plumbed for washing machine. Single drainer one and a half bowl stainless steel sink unit. Back door to garden. Ceramic tiled floor, part tiled walls.



## First Floor

BEDROOM (1): 13' 3" x 11' 1" (4.05m x 3.38m)

Walk-in wardrobe.

BEDROOM (2): 11' 7" x 9' 6" (3.53m x 2.9m) (into)  
Range of built-in robes with overhead cupboards.

BEDROOM (3): 13' 5" x 7' 4" (4.09m x 2.23m)

BATHROOM: Contemporary white suite comprising panelled bath, separate corner shower cubicle with "rain" head and additional telephone hand shower. Wash hand basin with cupboards underneath. Low flush wc, part tiled walls, ceramic tiled floor, chrome heated towel rail.

LANDING: Shelved hotpress with water cylinder. Access to roofspace.

## Outside

FRONT GARDEN: Lawn with corner flowerbed stocked with plants and shrubs. Path to side with oil fired boiler housing.

Tarmac driveway with off-street parking for several vehicles leading to:

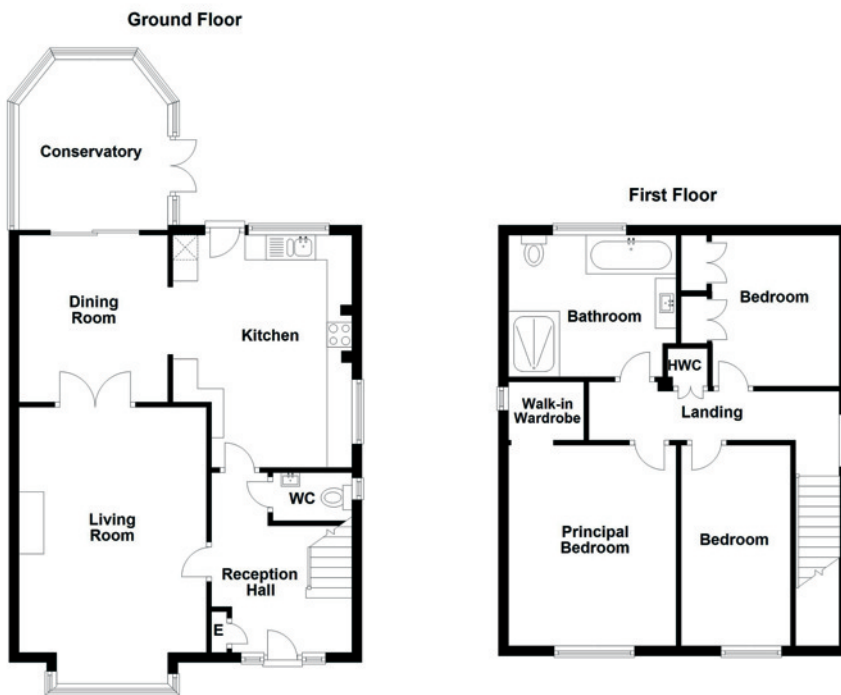
DETACHED MATCHING BRICK GARAGE: Up and over door, power and light, door to side. Leading to garden. Gate from driveway to:

FULLY ENCLOSED REAR GARDEN: Lawn with paved patio area. Flowerbeds with variety of plants, trees and shrubs. Outside light and tap. PVC oil tank (screened).



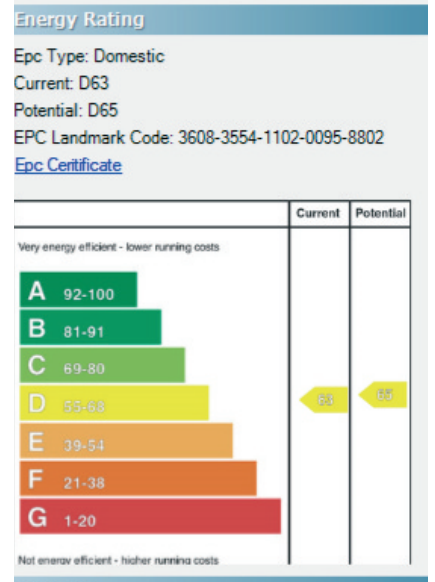
Location:

Travelling along the Old Holywood Road from Belmont, turn left at the traffic lights onto the Knocknagoney Road. Take the second on the right into Glendarragh. Continue straight on into Glendarragh Mews and No. 17 is on the left hand side in the bottom cul de sac.



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

17 Glendarragh Mews, Belfast



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



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.