



Occupying a generous site in this small cul-de-sac close to the beautiful grounds of the Stormont Estate, this delightful detached home would be ideal for a range of purchasers.

As soon as you enter the wood panelled reception hall with its restored stain glass window, you get a feel for the warmth and character the property exudes.

It nevertheless provides many of the modern conveniences families and other buyers are looking for.

Externally this is complemented by plenty of parking, and a good-sized rear garden which is perfect for those sunnier days ahead.

Early inspection is highly recommended.

Offers Over  
£325,000

5 Thornhill Crescent,  
BELFAST,  
BT5 7AS

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Detached family home in popular residential location
- Three well-proportioned bedrooms
- Sitting room to front with bay window
- Separate family room, open to dining with doors to conservatory
- Modern kitchen with appliances and casual dining area
- Downstairs W.C.
- Luxury family bathroom on first floor
- OFCH / uPVC double glazing throughout
- Driveway parking
- Enclosed large rear garden with sunny aspect
- Walking distance to Stormont grounds, amenities and transport links including 'Gilder' stops
- Less than 1 mile to Ballyhackamore & Belmont villages
- Excellent local schooling



The Property Comprises:

uPVC front door to:

### Ground Floor

ENTRANCE PORCH: Tiled floor.

ENTRANCE HALL: Wood panelled flooring. Wood panelling walls. Feature column radiator.

SITTING ROOM: 12' 12" x 12' 2" (3.95m x 3.71m) (Into bay) Wood effect flooring. Feature electric fire.

KITCHEN : 20' 3" x 7' 6" (6.16m x 2.29m) Modern range of high and low level units. Stainless steel sink unit with chrome mixer tap. Double underbench oven, 4 ring hob. Extractor. Integrated dish washer.

Integrated fridge/freezer. Integrated washing machine. Fully-tiled walls. Spotlights. Tiled flooring. uPVC door to rear. Casual dining area.

LIVING/DINING ROOM: 20' 3" x 11' 5" (6.16m x 3.48m) Wood effect flooring. Feature fireplace with tiled surround and wooden mantle. French glazed double doors to:

CONSERVATORY: 10' 8" x 10' 3" (3.25m x 3.12m)

Wood effect flooring. Doors to rear.

DOWNSTAIRS W.C.: Dual flush W.C. Ceramic sink unit with mixer tap. Part-tiled walls.



## First Floor

LANDING: Access to roofspace

PRINCIPAL BEDROOM 12' 12" x 12' 2" (3.96m x 3.71m) (Into bay) Wood effect flooring. Spotlights.

BEDROOM (2): 11' 11" x 11' 4" (3.64m x 3.45m)  
Laminate flooring. Built in wardrobe space.

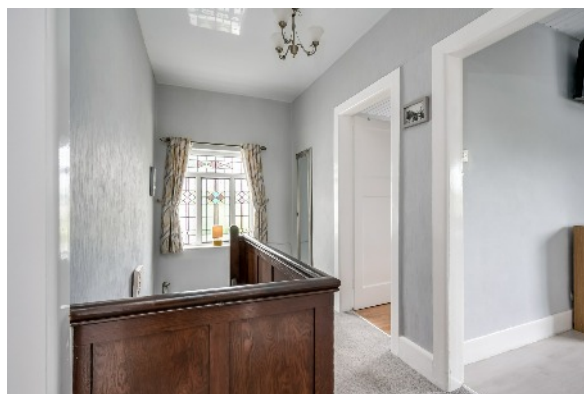
BEDROOM (3): 11' 11" x 7' 7" (3.64m x 2.32m)  
Wood effect flooring.

BATHROOM: Luxury white suite comprising: dual flush W.C. Vanity unit with ceramic sink and mixer tap. Free standing bath with mixer taps. Separate shower cubicle with rain head shower. Fully-tiled walls. Tiled flooring.

## Outside

Driveway parking to front.

Enclosed rear garden laid in artificial grass with seating areas. Additional decking and patio areas. Boiler house. uPVC oil tank. Storage areas.



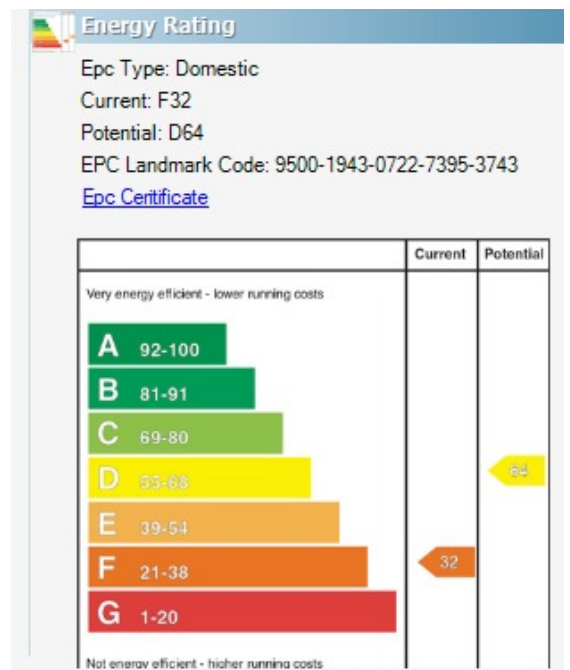
Location:

Coming out of city on Upper Newtownards Road, turn right at Castlehill Road traffic lights, into Thornhill Park. Thornhill Crescent is first cul-de-sac on the right.



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](http://www.templetonrobinson.com)



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