



This well-presented detached family home occupies an ideal cul de sac position within this ever popular modern development. Located just off the Belmont Road, it boasts close proximity to some of the Provinces leading schools and within easy access to Stormont Estate, George Best City Airport and Belfast City Centre.

The spacious accommodation is ideal for families of all age groups. The ground floor benefits from two reception rooms, cloakroom with wc and a fitted kitchen with separate utility room. Once on the first floor you are provided with four well-proportioned bedrooms, principal with ensuite and a bathroom with a white suite. Externally there is driveway parking for several cars leading to a detached matching garage, and a private and enclosed garden to rear.

Price is allowing for some moderate updating, and there is no onward chain.

Offers Over  
£485,000

17 Pembroke Court,  
BELFAST,  
BT4 2RW

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Attractive detached family home in popular modern development
- Located in quiet cul de sac location
- Spacious lounge open plan to dining area
- Kitchen with built in appliances and casual dining area
- Separate utility room/Ground floor WC
- Four bedrooms, principal with ensuite
- Family bathroom with white suite and separate shower cubicle
- Oil fired central heating/uPVC Double Glazing
- Detached garage/Driveway parking for multiple cars
- Front garden in lawn/Private and enclosed rear garden in lawn
- Within walking distance of Belmont Village and leading primary and secondary schools



The Property Comprises:

Ground Floor

Hardwood front door to:

ENTRANCE HALL: Wooden floor, under stairs storage cupboard. Cornice ceiling.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin.

LIVING ROOM: 11' 3" x 10' 8" (3.43m x 3.25m)

LOUNGE: 16' 11" x 11' 3" (5.16m x 3.43m) Feature fireplace, cornice ceiling, open plan to:

DINING AREA: 11' 10" x 11' 3" (3.61m x 3.43m)

uPVC glazed double doors to rear.



KITCHEN: 17' 2" x 11' 8" (5.23m x 3.56m) Fitted kitchen with range of high and low level units, Bosch four ring electric hob, extractor canopy, double electric oven, plumbed for dishwasher. One and a half bowl single drainer sink unit, part tiled walls, tiled floor, low voltage spotlights. One and a half bowl single drainer sink unit, part tiled walls, tiled floor, low voltage spotlights. Glazed door to rear.



UTILITY ROOM: 10' 8" x 5' 6" (3.25m x 1.68m) Plumbed for washing machine, part tiled walls, tiled floor.

First Floor

LANDING: Hotpress with lagged copper cylinder. Access to roofspace.



PRINCIPAL BEDROOM: 16' 1" x 11' 3" (4.9m x 3.43m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled floor.



BEDROOM (2): 12' 9" x 11' 3" (3.89m x 3.43m)



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BEDROOM (3): 11' 8" x 10' 9" (3.56m x 3.28m)

BEDROOM (4): 10' 9" x 8' 9" (3.28m x 2.67m)



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, bath with mixer tap and telephone hand shower, part tiled walls, tiled floor, fully tiled shower cubicle with electric shower.



Outside

GARAGE: Electric remote control roller door, light and power, oil fired boiler.

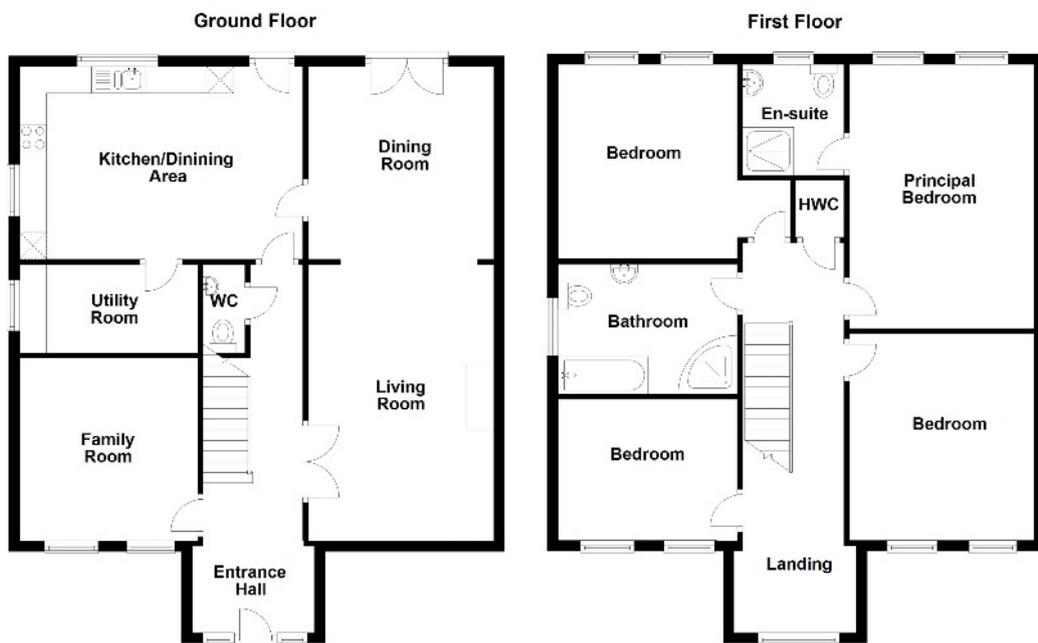
REAR: Private and enclosed garden in lawn with mature trees and shrubs. Wood gates leading to additional secure parking.



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**Location:**

Heading Countrybound on the Belmont Road, Pembridge Court is located on the left, just after Strathearn School and shortly before the roundabout.



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.  
**17 Pembridge Court, Belfast**

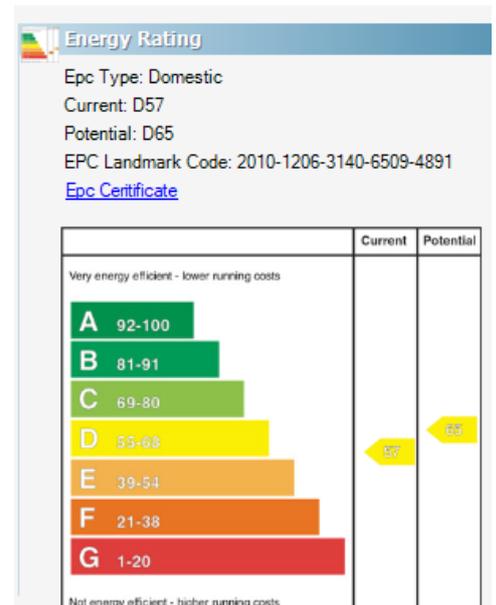
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