



5 Grangeville Gardens, Belfast, BT10 0HJ

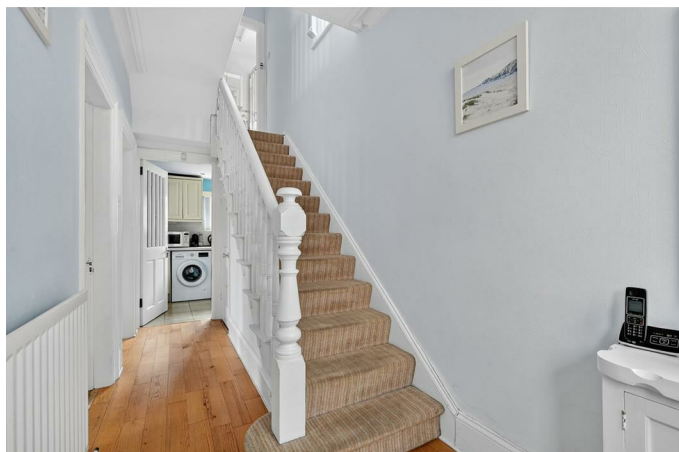
Price Guide £350,000

We are pleased to present for sale this red brick detached family home in a prime residential location within South Belfast. With many original features in place, the bright and spacious accommodation comprises on the ground floor, lounge, living room, kitchen open plan to living / dining area, conservatory and W.C. On the first floor there are bedrooms and shower room. Externally there is a spacious rear garden in lawn, front lawn and spacious driveway with turning space along with detached garage. Close to the many leading schools in the surrounding area, this home is likely to appeal to families looking to purchase an affordable home in a sought after location. Early viewing is advised to avoid disappointment.

- Red Brick Detached Home
- Well Fitted Kitchen Open Plan To Living / Dining
- Three Bedrooms
- Enclosed Rear Garden In Lawn With Patio Area, Front Garden
- Double Glazed / Gas Fired Central Heating
- Two Front Reception Rooms & Conservatory
- Ground Floor W.C
- Modern Shower Room
- Detached Garage & Spacious Driveway Providing Ample Parking & Turning Space
- Close To Leading Schools, Shops & Excellent Transport Links

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
RECEPTION HALL**



PVC front door with stain glass. Wood floor.

LOUNGE 17'0" x 11'9" into bay (5.2 x 3.6 into bay)



LIVING ROOM 11'5" x 11'1" (3.5 x 3.4)



Laminate wood floor, fireplace with mahogany surround.

KITCHEN / LIVING / DINING 20'4" x 17'0" (6.2 x 5.2)



Excellent range of high and low level units, 1.5 stainless steel sink unit with drainer and mixer tap, plumbed for dishwasher, integrated double oven, gas hob, stainless steel extractor fan, plumbed for washing machine, recessed spotlighting, part tiled walls, tiled floor. Double doors to conservatory.



CONSERVATORY 11'5" x 10'5" (3.5 x 3.2)



Tiled floor, double doors to garden.

W.C

Low flush W.C, wash hand basin, chrome radiator.

ON THE FIRST FLOOR

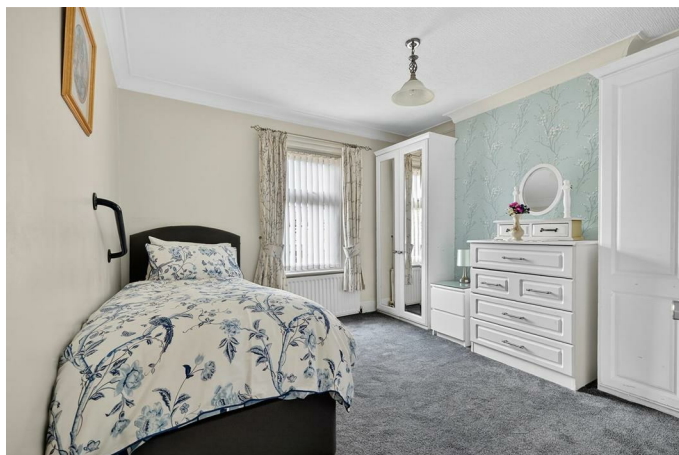
Stain glass window.

BEDROOM ONE 15'5" x 11'1" (4.7 x 3.4)



Laminate wood floor.

BEDROOM TWO 11'1" x 11'1" (3.4 x 3.4)



BEDROOM THREE 8'6" x 7'2" (2.6 x 2.2)



SHOWER ROOM



Comprising enclosed shower, low flush W.C, wash hand basin, fully tiled, storage.

OUTSIDE



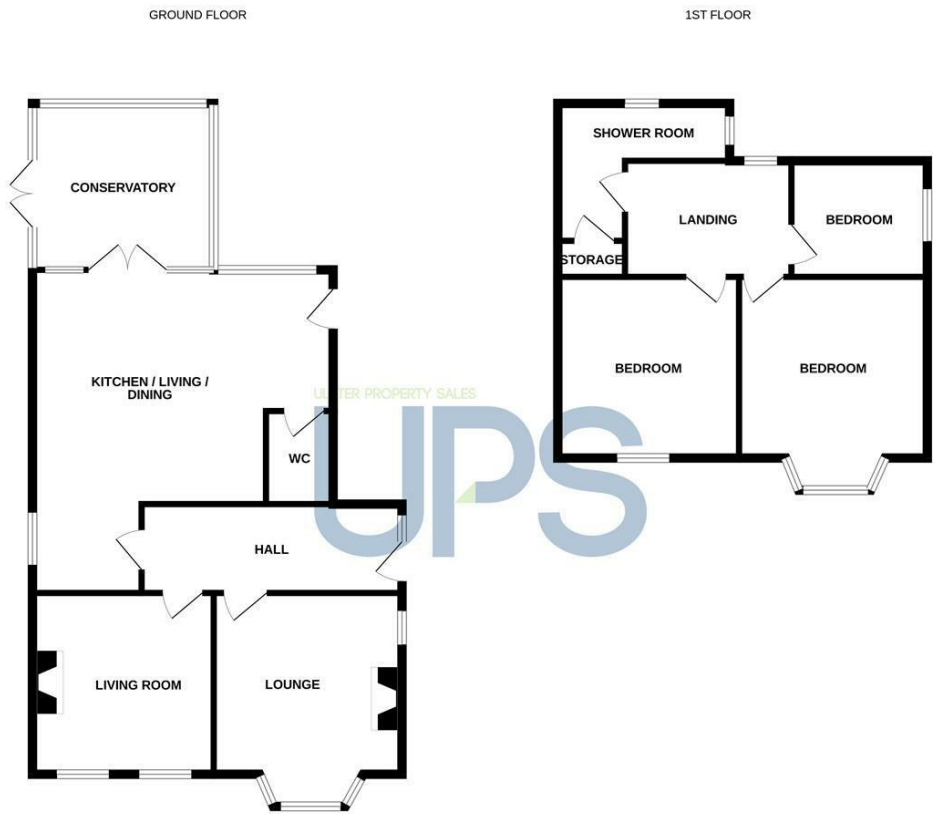
Enclosed rear garden in lawn with paved patio area. Front lawn & spacious driveway with turning space.



DETACHED GARAGE 24'3" x 39'8" at widest points (7.4 x 12.1 at widest points)

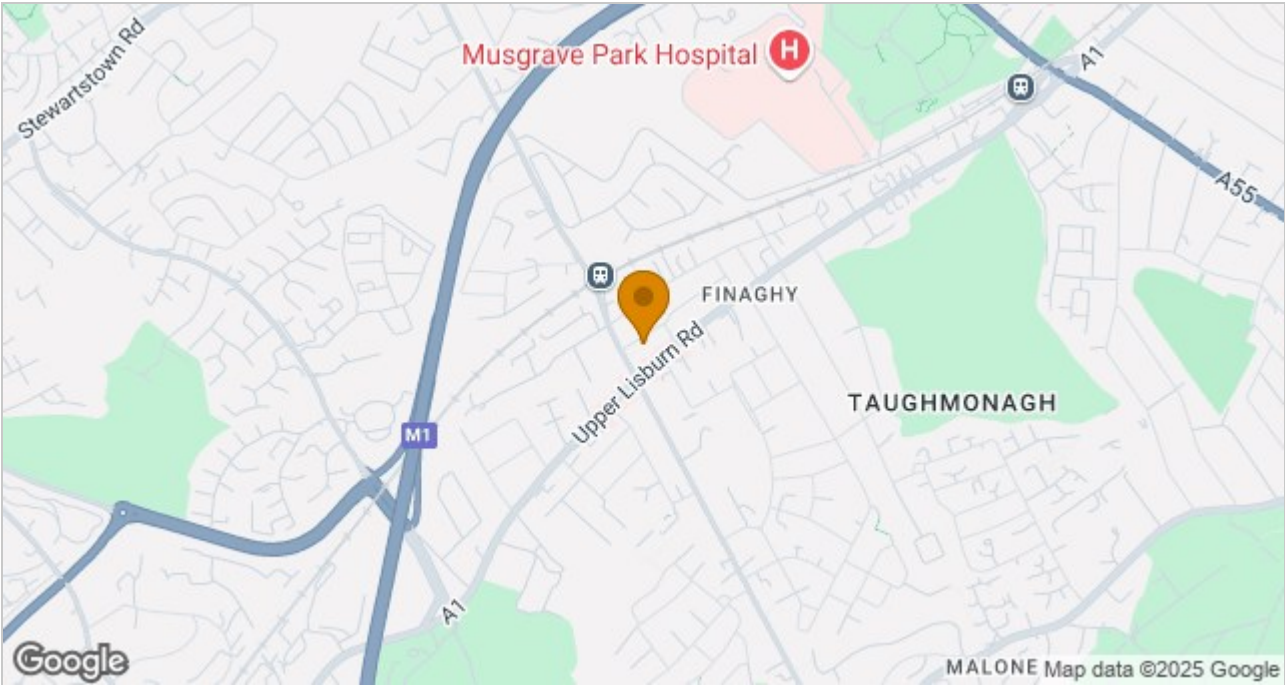
Electric door.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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