



20 Willesden Park, Belfast, BT9 5GX

Price Guide £375,000

Located in the popular Stranmillis area of South Belfast, we are pleased to offer for sale this spacious and beautifully presented extended three-bedroom semi-detached home. This attractive property offers generous, well-proportioned accommodation ideal for modern family living, combining classic character with contemporary finishes. The ground floor has been thoughtfully extended to provide a bright and versatile living space, featuring a welcoming lounge, a stylish open-plan kitchen and dining area, utility room and W.C. On the first floor there are three comfortable bedrooms and a well-appointed family bathroom suite. Externally, the property benefits from a private enclosed rear garden with patio area, ideal for outdoor enjoyment, along with off-street parking to the front. Located in a prime residential setting, the home is within easy reach of local shops, cafes, leading schools, and excellent transport links, as well as the amenities of Stranmillis Village and nearby parkland. This is an excellent opportunity to acquire a superb home in one of South Belfast's most desirable locations.

- Beautifully Presented Extended Three Bedroom Semi Detached Home
- Bright And Welcoming Lounge
- Utility Room & W.C
- Private Enclosed Rear Garden With Patio Area
- Walking Distance To Stranmillis Village, Primary School & The Lagan Towpath
- Generous, Well Proportioned Accommodation Ideal For Modern Family Living
- Open Plan Kitchen And Dining Area
- Family Bathroom Suite With Bath & Walk In Shower
- Detached Garage And Off Street Parking To The Front
- An Ideal Home For The First Time Buyer

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		63	65
(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

ENTRANCE

Tiled porch. Leaded glass hardwood front door.

RECEPTION HALL

Tiled flooring.

W.C

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

LOUNGE 23'3" x 9'6" (7.1 x 2.9)

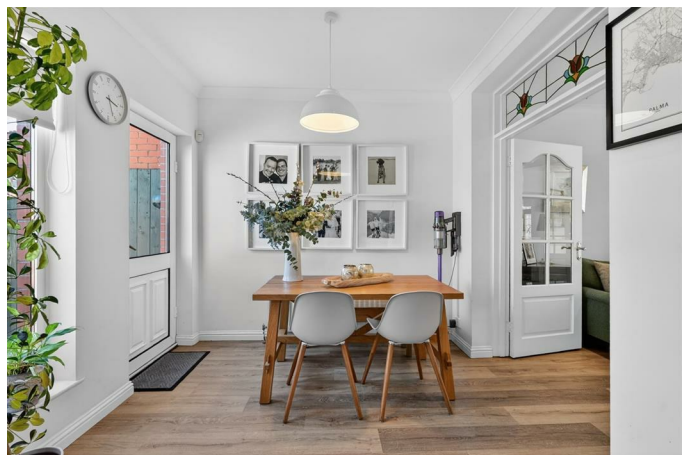


Bay window. Attractive fireplace with wood surround. Wooden flooring. Recessed spotlighting. Double doors to kitchen / dining.

KITCHEN / DINING 15'1" x 9'6" (4.6 x 2.9)



Range of high and low level units, integrated oven, 4 ring gas hob, extractor fan, single drainer stainless steel sink unit with mixer tap, integrated fridge / freezer, integrated dishwasher, part tiled walls, tiled flooring.



UTILITY 7'10" x 6'2" (2.4 x 1.9)



Plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, part tiled walls, tiled flooring.

ON THE FIRST FLOOR

BEDROOM ONE 10'2" x 9'6" (3.1 x 2.9)



BEDROOM TWO 10'5" x 9'6" (3.2 x 2.9)



BEDROOM THREE 7'2" x 5'10" (2.2 x 1.8)



BATHROOM



White suite comprising bath with telephone hand shower, walk in shower, low flush W.C, pedestal wash hand basin, fully tiled walls, tiled flooring.

OUTSIDE



Enclosed rear garden in lawn with paved patio area. Driveway to front providing off street parking.



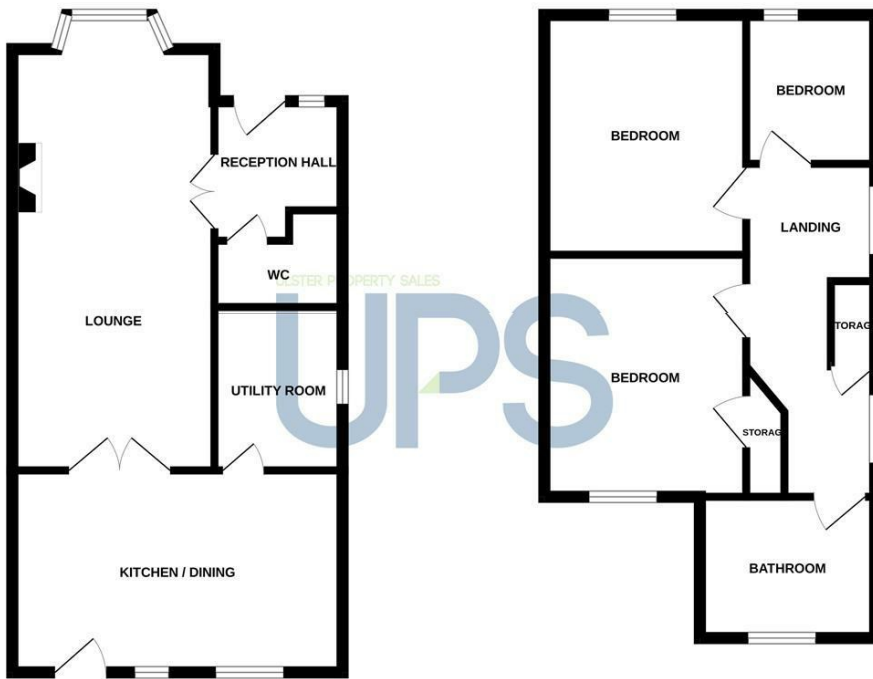
DETACHED GARAGE

Up and over door.

Floor Plan

GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.

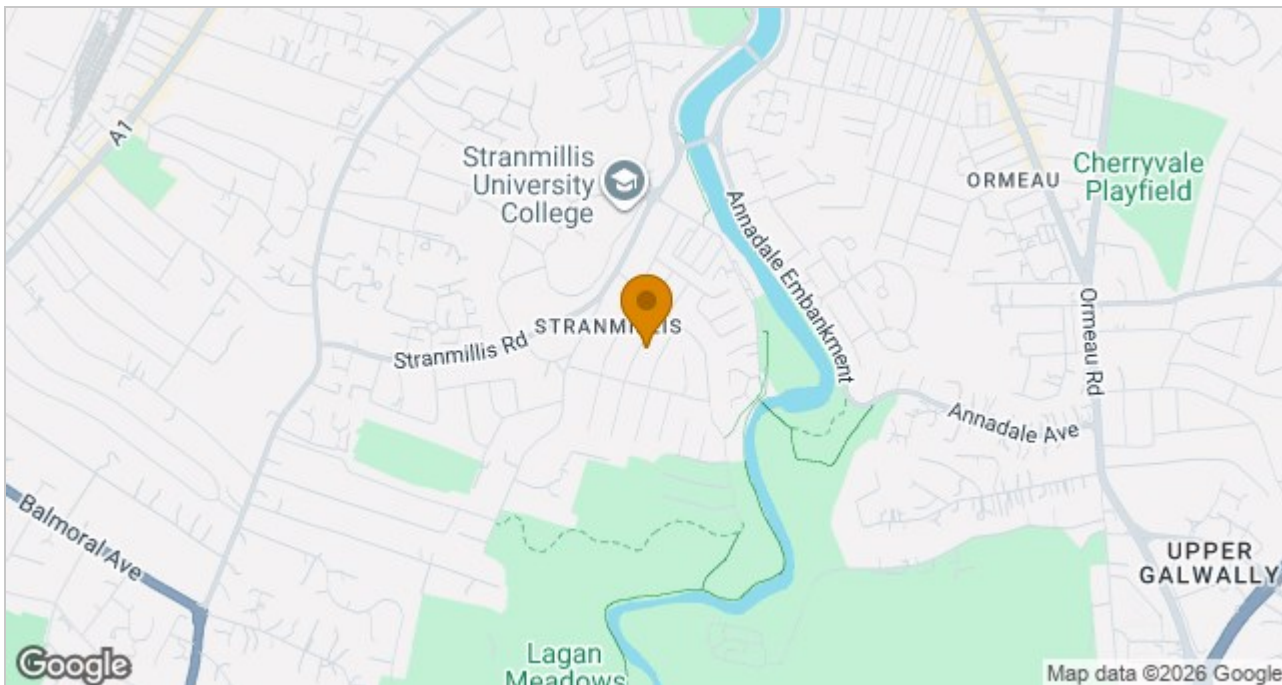
1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.

While 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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