



6 Shrewsbury Drive, Belfast, BT9 6PL

Guide Price £800,000

Situated on the highly sought-after cul-de-sac of Shrewsbury Drive in the heart of South Belfast, this impressive extended detached residence offers generous, well-balanced accommodation ideal for modern family living. Combining classic character with thoughtful contemporary enhancements, the property is finished to a high standard throughout. The ground floor boasts a bright and welcoming entrance hall leading to multiple spacious reception areas, perfect for both everyday living and entertaining. A beautifully extended open-plan kitchen, dining, and living space forms the centre piece of the home, featuring quality fittings, ample storage, and direct access to the rear garden. Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with ensuite shower room and a stylish family bathroom. The layout is ideal for growing families, with plenty of natural light throughout. Externally, the home benefits from a private, enclosed rear & side garden, attached garage and a gated driveway providing off-street parking. Located in a prime residential area, the property is close to leading schools, local amenities, and excellent transport links, making it an exceptional opportunity for those seeking a comfortable and convenient lifestyle in South Belfast. Early viewing is highly recommended.

- Extended Detached Home In A Prime South Belfast Location
- Large Open Plan Kitchen, Dining And Living Area
- Bright Master Bedroom With Generous Space & Ensuite Shower Room
- Gas Fired Central Heating / Double Glazing Throughout
- Enclosed Garden To Rear & Side In Lawn With Patio Areas
- Spacious and Well Presented Throughout
- Four Well Proportioned Bedrooms
- Contemporary Family Bathroom
- Gated Driveway / Attached Garage
- An Ideal Family Home

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | 67 |
| (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

Hardwood front door with leaded glass arch leading to tiled entrance porch.

RECEPTION HALL



Leaded glass panelled hardwood door. Solid wood flooring. Wood wall panelling.

LOUNGE 17'4" x 14'5" (5.3 x 4.4)



Solid wood flooring, bay window with leaded glass, two side leaded glass feature windows, recessed spotlighting. Attractive gas fire. Picture rail and cornicing.



DINING ROOM 16'8" x 13'5" (5.1 x 4.1)



Solid wood flooring, bay window with leaded glass, attractive tiled fireplace. Open plan to living room.

LIVING ROOM 13'5" x 12'9" (4.1 x 3.9)



PVC door to enclosed rear garden. Recessed spotlighting, picture rail & cornicing. Beautifully fitted built in media unit with shelving & cupboards.

KITCHEN / LIVING / DINING 30'10" x 19'0"
(9.4 x 5.8)



Extensive range of high and low level units, island unit, granite work surfaces, integrated dishwasher, tiled flooring, recessed spotlighting, Velux windows, double doors to rear garden.

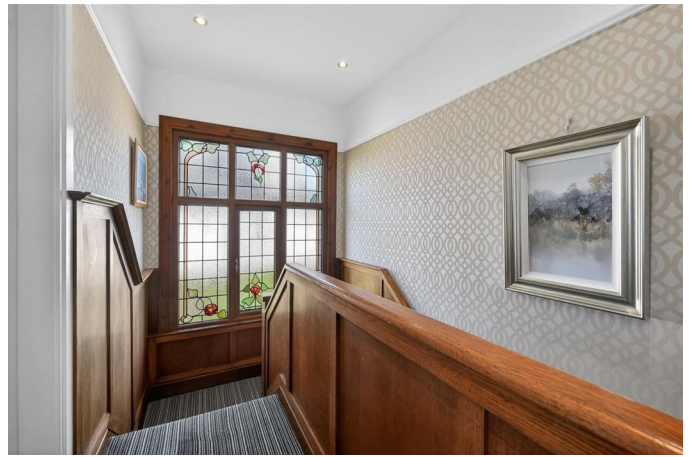


W.C



Low flush W.C, wash hand basin with storage below, tiled flooring.

ON THE FIRST FLOOR



MASTER BEDROOM 17'8" x 14'9" (5.4 x 4.5)



Recessed spotlighting. Picture rail.

ENSUITE SHOWER ROOM



Contemporary suite comprising fully tiled walk in shower, wash hand basin with storage below, low flush W.C, chrome wall mounted radiator.

BEDROOM TWO 14'9" x 13'1" (4.5 x 4.0)



Excellent range of built in robes. Picture rail. Recessed spotlighting.

BEDROOM THREE 13'5" x 12'1" (4.1 x 3.7)



BEDROOM FOUR 9'2" x 8'6" (2.8 x 2.6)
Solid wood flooring. Picture rail.

BATHROOM



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

OUTSIDE

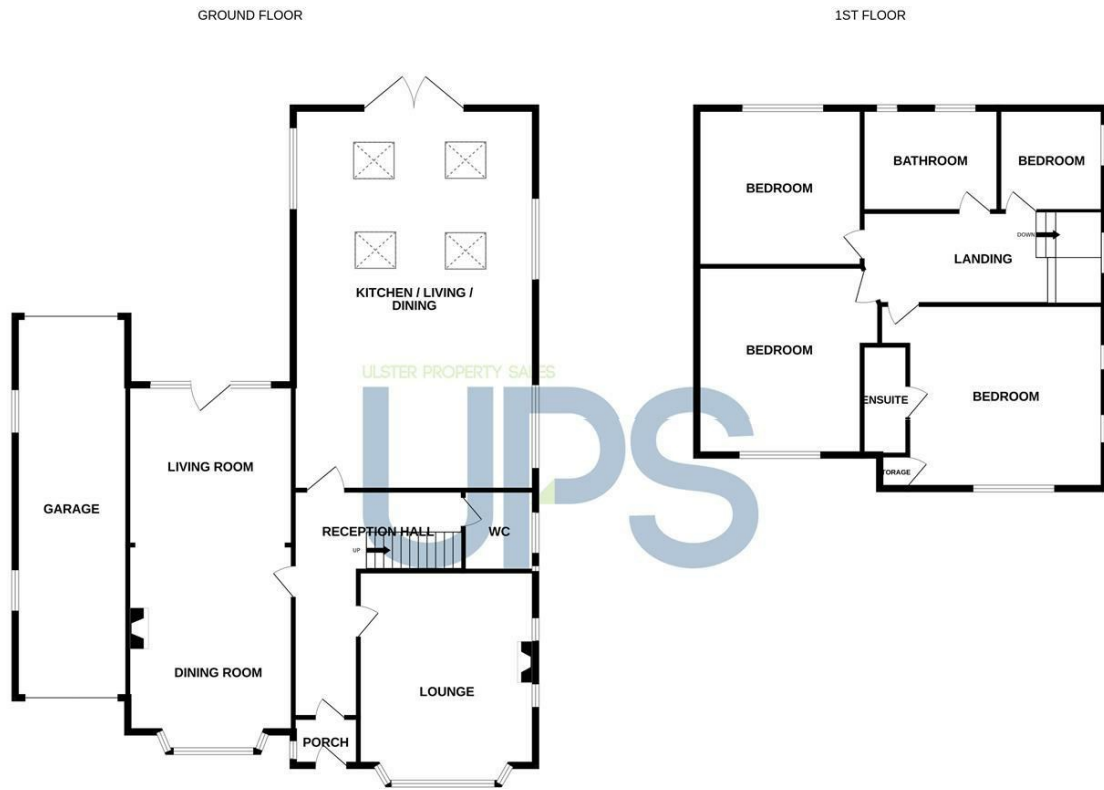


Enclosed garden in lawn to rear & side. Paved patio areas. Electric gates to front, driveway providing off street parking.



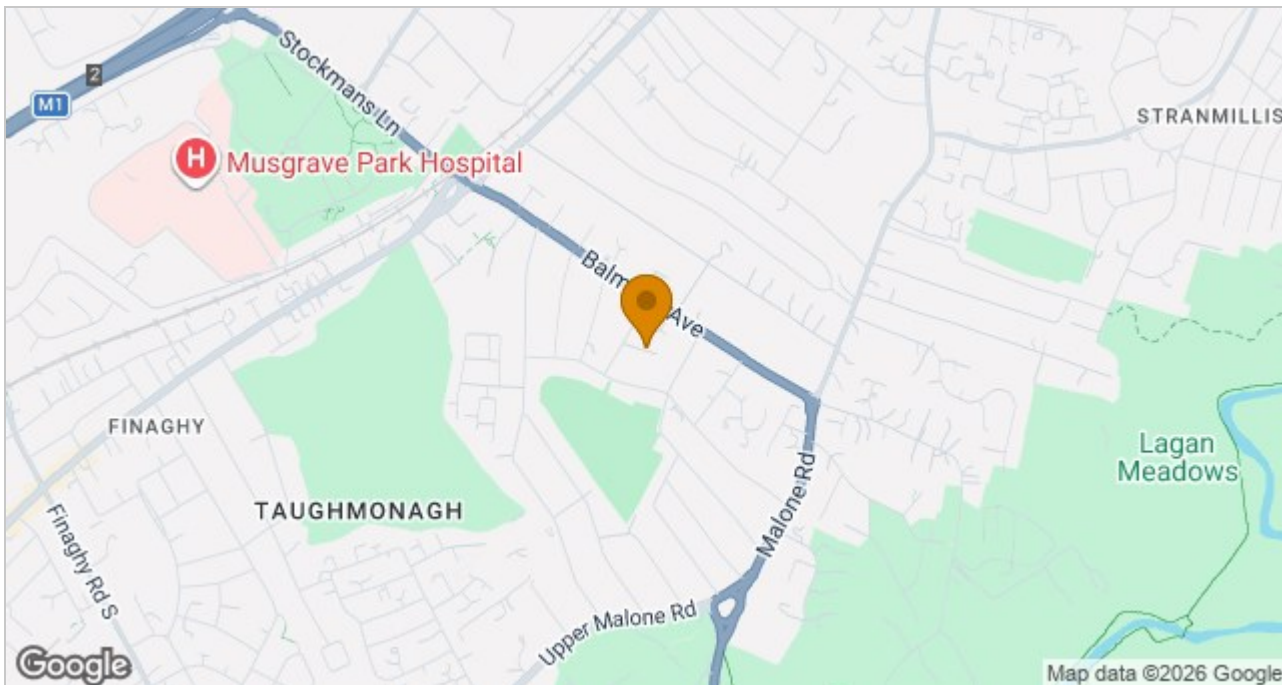
ATTACHED GARAGE 30'10" x 9'2" (9.4 x 2.8)

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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