

029 9066 2366
gocestateagents.com

**65 SANDHURST GARDENS,
STRANMILLIS,
BELFAST,
BT9 5AX**



- ❑ **Victorian Mid-Terraced Property**
- ❑ **Two Bedrooms and Two Receptions**
- ❑ **Spacious Lounge with Bay Window**
- ❑ **White Bathroom Suite**
- ❑ **Oil Fired Central Heating and Double Glazed Windows**
- ❑ **South Facing Rear Yard**
- ❑ **Superb City Location for Professionals and Students**
- ❑ **Chain Free**

Offers Around: £199,950

GOC Estate Agents are delighted to present this exceptional two bedroom home in the heart of Stranmillis Village. Sandhurst Gardens is situated within walking distance of the Botanic, Q.U.B, Lyric Theatre, shopping and transport links. Offered to the sales market, chain free.

Containing a bright ground floor lounge with bay window, spacious lounge behind opening in to a galley kitchen with glazed door to yard. Upstairs, two large double bedrooms and a modern family bathroom. Accommodation is bright and spacious throughout and uses oil fired central heating. The house is completed by a sun-trap, South facing yard to rear.

Early viewing is highly recommended as the house will appeal to a wide range of buyers.

Ground Floor

ENTRANCE HALL:

Tiled flooring.

LOUNGE: 12' 5" x 9' 0" (3.78m x 2.74m)

Bay Window.

DINING ROOM: 10' 0" x 9' 0" (3.05m x 2.74m)

Feature Cast-iron fire surround and open fire, tiled flooring.

KITCHEN: 11' 0" x 7' 11" (3.35m x 2.41m)

Range of high and low level units with timber effect worktop surfaces. Single drainer stainless steel sink unit, splashback tiling, plumbed for washing machine. Glazed door to yard. Tiled flooring and recessed lighting. Access to under-stairs storage.



First Floor

LANDING:

Access to shelved hot-press.

BEDROOM (1): 13' 0" x 9' 0" (3.96m x 2.74m)

Panel radiator.

BEDROOM (2): 10' 0" x 7' 10" (3.05m x 2.39m)

Panel radiator.

BATHROOM:

Three piece suite containing panel bath with glass panel and shower attachment, low flush W/C and wash hand basin. Good natural lighting via frosted privacy glass.



OUTSIDE

Forecourt front garden area. Enclosed rear yard/ garden area. Oil fired boiler and PVC oil tank.

LOCATION

Driving down Stranmillis Road towards the City Centre, turn right onto Sandhurst Drive.



RATES £1,678.78/per annum



65 Sandhurst Gardens, Belfast

