

**62 BELVEDERE PARK,  
STRANMILLIS,  
BELFAST,  
BT9 5GT**



- **An Extended Semi Detached Villa**
- **Driveway leading to Detached Garage**
- **Mature Secluded Rear Gardens**
- **Two Reception Rooms**
- **Fully Fitted Kitchen**
- **Three Bedrooms**
- **Modern Shower Room**
- **Oil Fired Central Heating**
- **Popular Location in Stranmillis**

**Offers Around: £335,000**

We are delighted to bring to the market an extended semi detached villa , situated in a cul de sac. Offering excellent accommodation, private gardens,driveway and detached brick garage . Convenient location to the amenities off Lockview Road , including Lagan Tow path , Cutters Wharf, Stranmillis Primary School and Belfast Boat Club.

This home offers excellent accommodation and mature secluded garden space. Ready to view and available chain free. Viewing recommended.

## Ground Floor

### HALLWAY:

UPVC Front Door.

Under stairs Storage.

### LOUNGE: 24' 0" x 9' 10" (7.32m x 3m)

Open Fireplace with Tiled Surround and Matching Hearth. Electric Fire Insert.

### DINING ROOM: 9' 0" x 8' 0" (2.74m x 2.44m)

### KITCHEN: 14' 0" x 6' 11" (4.27m x 2.11m)

Range of high and low level units. Single drainer stainless steel sink unit, plumbed for washing machine. Formica work surfaces.

### CLOAKROOM:

Tiled floor, low flush W/C and wash hand basin.



## First Floor

### LANDING:

Access to roof-space, slingsby ladder, light , power and fully floored.

### BEDROOM (1): 12' 0" x 10' 0" (3.66m x 3.05m)

Built in robe.

### BEDROOM (2): 11' 11" x 10' 0" (3.63m x 3.05m)

Triple built in robe.

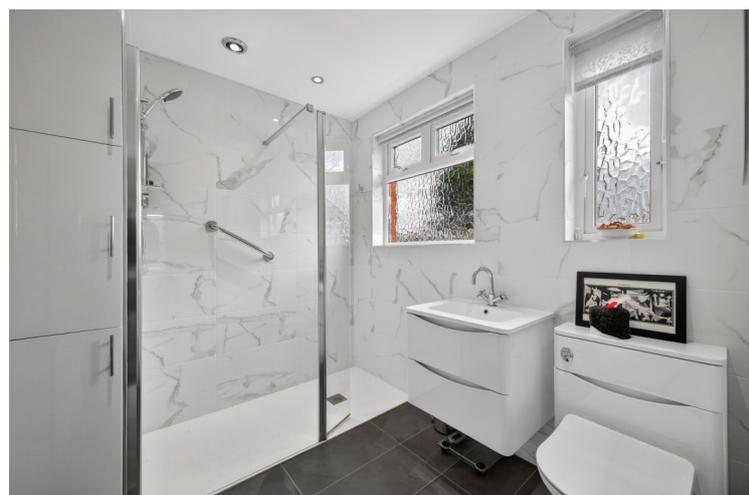
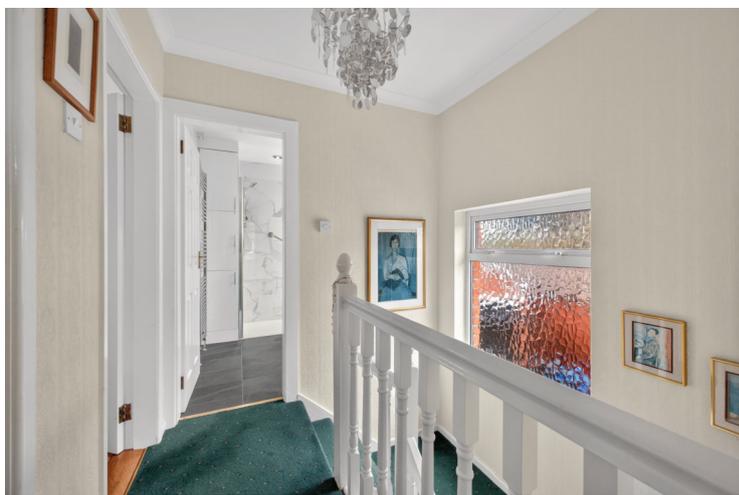
### BEDROOM (3): 9' 0" x 6' 10" (2.74m x 2.08m)

Built in Cupboard.

### SHOWER ROOM:

Three piece comprising of a walk in shower, low flush W/C and wash hand basin.

Fully tiled and recently installed.



Outside

**GARAGE (1): 18' 11" x 9' 0" (5.77m x 2.74m)**

En-suite with corner shower, floating wash hand basin and low flush WC. Mostly tiled. Recessed spot lights.



## LOCATION

Off Sharman Road, Stranmillis.

**Rates: £2158/ per annum**

**Viewings by appointment.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	51 E	
21-38	F		
1-20	G		

