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**78 STRANMILLIS GARDENS
STRANMILLIS
BELFAST,
BT9 5AT**



- **Prime Residential Location in the Heart of Stranmillis, South Belfast**
- **Walking Distance to Queen's University, Botanic Gardens, and the River Lagan**
- **Bright and Spacious Living Accommodation**
- **Modern Fitted Kitchen with Ample Dining Space**
- **Generous Three Bedrooms and an Additional Office/Study all with Excellent Natural Light**
- **Contemporary Bathroom Suite and Seperate Shower Room**
- **Oil Fired Central Heating and Double Glazed Windows**
- **Private Enclosed Rear Patio Area ideal for Entertaining**
- **Convenient Access to Local Cafés, Shops, Restaurants, and Transport Links**

OFFERS OVER : £350,000

A beautifully presented Three-bedroom semi-detached home located in the heart of Stranmillis, offering spacious and versatile accommodation ideal for modern family living. Set within a highly sought-after residential area, this attractive property combines period character with contemporary comfort and benefits from a private driveway, attached garage, and generous rear patio area.

Internally, the home comprises a bright and welcoming entrance hall leading to two well-proportioned reception rooms, perfect for both everyday living and entertaining. The modern fitted kitchen offers ample storage and workspace, with dining space overlooking the rear garden. Upstairs, there are four excellent bedrooms and a contemporary family bathroom, providing flexible accommodation for growing families, home working, or guest space.

Externally, the property enjoys off-street parking via a private driveway and an attached garage offering additional storage or workshop potential. The enclosed rear garden provides a peaceful outdoor retreat with space for children, entertaining, or gardening enthusiasts.

Conveniently located close to local amenities, leading schools, parks, and excellent transport links, this superb home also benefits from easy access to Queen's University Belfast, the bustling cafés and restaurants of Stranmillis, and the nearby Botanic Gardens.

Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.

Ground Floor

HALLWAY:

Solid wooden flooring

LIVING ROOM:

14' 4" x 12' 11" (4.37m x 3.94m)

SITTING ROOM:

10' 3" x 9' 10" (3.12m x 3.01m)



KITCHEN WITH BREAKFAST AREA :

16' 4" x 9' 6" (4.99m x 2.89m)

Comprising of high and low level units, single drainer stainless steel sink unit. Plumbed for washing machine, tiled floor and open plan to a casual dining area/space.



First Floor

BEDROOM (1):
10' 3" x 9' 10" (3.13m x 3.01m)

Laminate flooring



BEDROOM (2):
13' 1" x 11' 9" (3.99m x 3.57m)

Laminate flooring



BEDROOM (3):
8' 8" x 8' 1" (2.65m x 2.46m)

Laminate flooring

STUDY/OFFICE
6' 6" x 5' 6" (1.98m x 1.67m)

Laminate flooring



BATHROOM:

White suite comprising of panel bath, wash hand basin and low flush wc, vinyl finish flooring

SHOWER ROOM:

Walk in shower and panelling.



Outside:

Enclosed private courtyard to the rear surrounded by mature hedging. Access to the attached garage.

GARAGE:

Driveway leading to attached garage .

LOCATION

Off Stranmillis Road, Behind Queens PEC.



OTHER INFO:

Rates: £2,211 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

