

**55 SANDHURST DRIVE,  
STRANMILLIS ,  
BELFAST,  
BT9 5AZ**



- **Beautifully Presented Mid Terrace**
- **Recently Refurbished & Repainted**
- **Through Lounge Dining Area**
- **Modern Fitted Kitchen**
- **Bathroom with White Suite & Electric Shower**
- **Two Bedrooms**
- **Gas Central Heating & Double Glazed Windows**
- **Early Viewing Highly Recommended**

**Offers Around: £195,000**

Sandhurst drive is ideally located in the ever popular and highly sought after Stranmillis Village area of South Belfast. The Stranmillis Village is a vibrant location with a range of public houses, coffee shops and restaurants, and a short distance to Queens University.

Internally the property boasts a bright and spacious open plan living area to dining room with fully fitted modern kitchen , two bedrooms master with range of built in mirrored robes, bathroom with white suite and further benefits from gas heating and is double glazed throughout.

Early viewing is highly recommended.

## Ground Floor

### HALLWAY:

Amtico flooring and cornicing.

### THROUGH LOUNGE/DINING ROOM 25' 0" x 10' 0"

(7.62m x 3.05m)

Amtico flooring and picture rail. Fireplace with surround and matching hearth. Electric box and bookcase. Built in window seat.



### KITCHEN : 13' 0" x 11' 0" (3.96m x 3.35m)

Range of high of high and low level units, built in hob and oven with matching stainless steel cooker hood.,Washing machine and fridge freezer. Tiled floor and part tiled walls. Single drainer steel sink unit. Upvc rear back door



## First Floor

### LANDING:

Bookcase and access to roof-space, partly floored.

### BATHROOM:

Comprising of panel bath, mira shower and shower door, part tiled walls. Low flush W/C and wash hand basin.

### BEDROOM (1): 13' 0" x 10' 0" (3.96m x 3.05m)

Amtico flooring, slider robes.

### BEDROOM (2): 11' 0" x 7' 2" (3.35m x 2.18m)

Gas boiler and amtico flooring.



## Outside

Enclosed yard to the rear.

## LOCATION

Off Stranmillis Village.



Rates: £1726.74/ per annum  
Viewings by appointment.

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