



## 96 Galwally Park, Off Upper Galwally, Belfast, BT8 6AH

**Asking Price £365,000**

Galwally Park has consistently been a popular residential location, as it provides easy access to the Ormeau and Ravenhill Roads, the various long standing cafés, restaurants and entertainment facilities as well as the more recent additions that are only adding to the culture and community feel that this area has to offer. A few minutes walk leads to Lesley Forestside Shopping Centre and transport links into and out of Belfast as well as leading schools both primary and post primary.

This particular property has to be seen to be believed, with its fantastic blend of period features and contemporary living, in both the layout and finish. Bright and spacious, the accommodation comprises lounge to the front with a period fireplace, plaster moulding and ceiling rose, extended fitted kitchen / dining /

living with walnut topped centre island and glazed sliding door providing access to the patio area overlooking the rear garden.

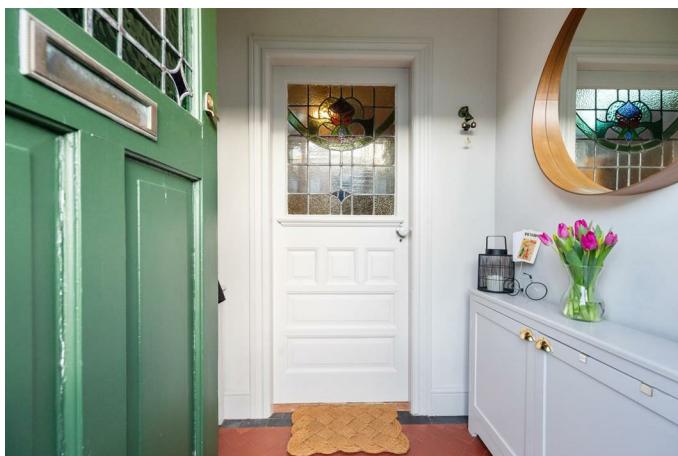
Upstairs there are three bedrooms with the bedroom to the rear benefitting from fantastic views out towards Stormont Government Buildings and a luxury white bathroom suite.

Other benefits include a gas heating system, double glazing, loose stone driveway with ample parking, enclosed patio area to rear and garden laid in lawns. An excellent home in a great location.

- Extended & Modernised Semi Detached Home
- Lounge To The Front
- Downstairs w/c
- Gas Heating / Double Glazing
- Enclosed Patio To Rear With Lovely View
- Three Bedrooms
- Superb Kitchen/Dining/Living To The Rear
- Contemporary White Bathroom Suite With Separate Shower
- Loose Stone Driveway
- Rear Garden Laid in Lawn

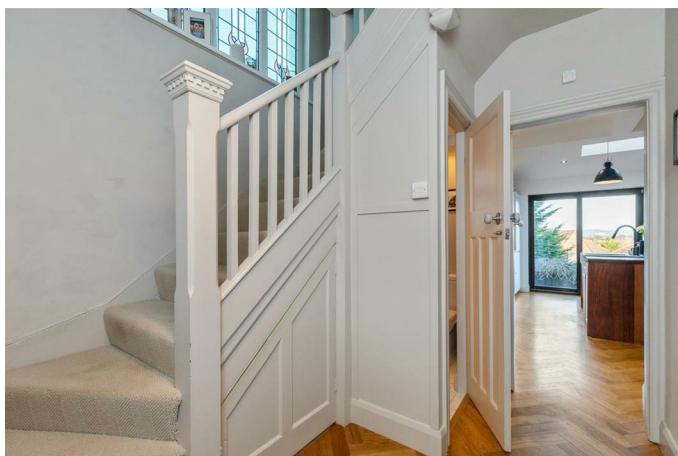
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		68	73
EU Directive 2002/91/EC			

## Entrance Hall



Hardwood stained glass panelled front door with matching side panels to entrance porch. Terracotta tiled flooring. Stained glass inner door to hallway.

## Hallway



Oak flooring in herringbone style.

## Downstairs w.c



Wall mounted sink unit with mixer taps. Low flush w.c Tiled flooring.

## Spacious Lounge 12'3" x 12'0"



Tiled fireplace with wooden surround. Oak flooring in herringbone style. Picture rail. Cornice ceiling.

## Superb Kitchen/Dining/Living 19'3" x 18'0" (5.89 x 5.51)



## At widest points

Full range of high and low level handleless units, wooden work surfaces, built in gas hob and oven, stainless steel overhead extractor fan. Integrated fridge freezer. Centre island stand with sink wrap around wooden work surface integrated dishwasher, breakfast bar area, Oak flooring in herringbone style. Double glazed sliding doors to garden. Excellent views out to Stormont

## First Floor



### **Bedroom One 12'1" x 11'0"**



Picture rail.

### **Bedroom Two 11'9" x 11'0"**



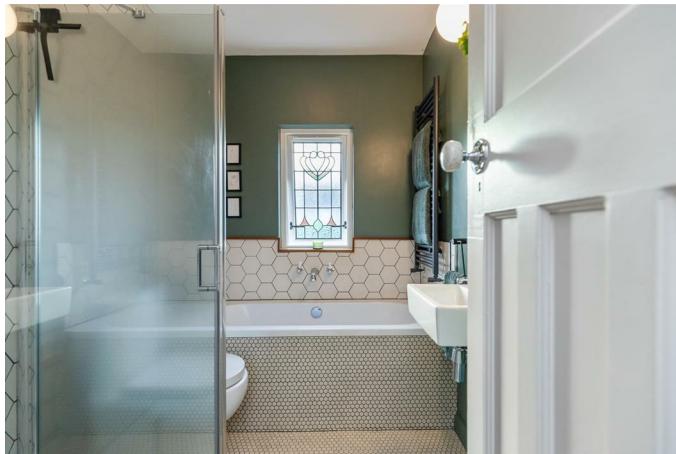
Lovely views out to Stormont. Picture rail.

### **Bedroom Three 7'0" x 6'2"**



Access to roof-space.

## White Bathroom Suite



Comprising tiled hexagon mosaic wall tiling, panelled bath with wall mounted mixer taps. Separate shower cubicle with chrome shower unit, drench head and hand shower, wash hand basin with mixer taps, low flush w.c Part tiled walls. Stained glass window. Heated anthracite grey towel rail. Hot-press housing radiator.

## Landing

Original stained glass window

## Outside Front

Loose stone driveway with ample parking

Front garden laid in lawns bordered by mature hedging.

## Outside Rear

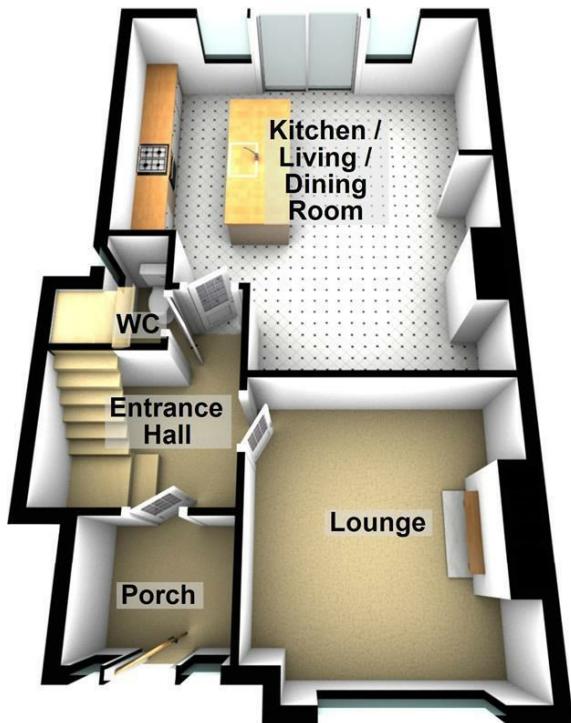


From the kitchen dining living access is provided to the patio area overlooking the rear garden, with fantastic views out towards Stormont Government Buildings. Steps lead down to further garden area laid in lawns.



## Floor Plan

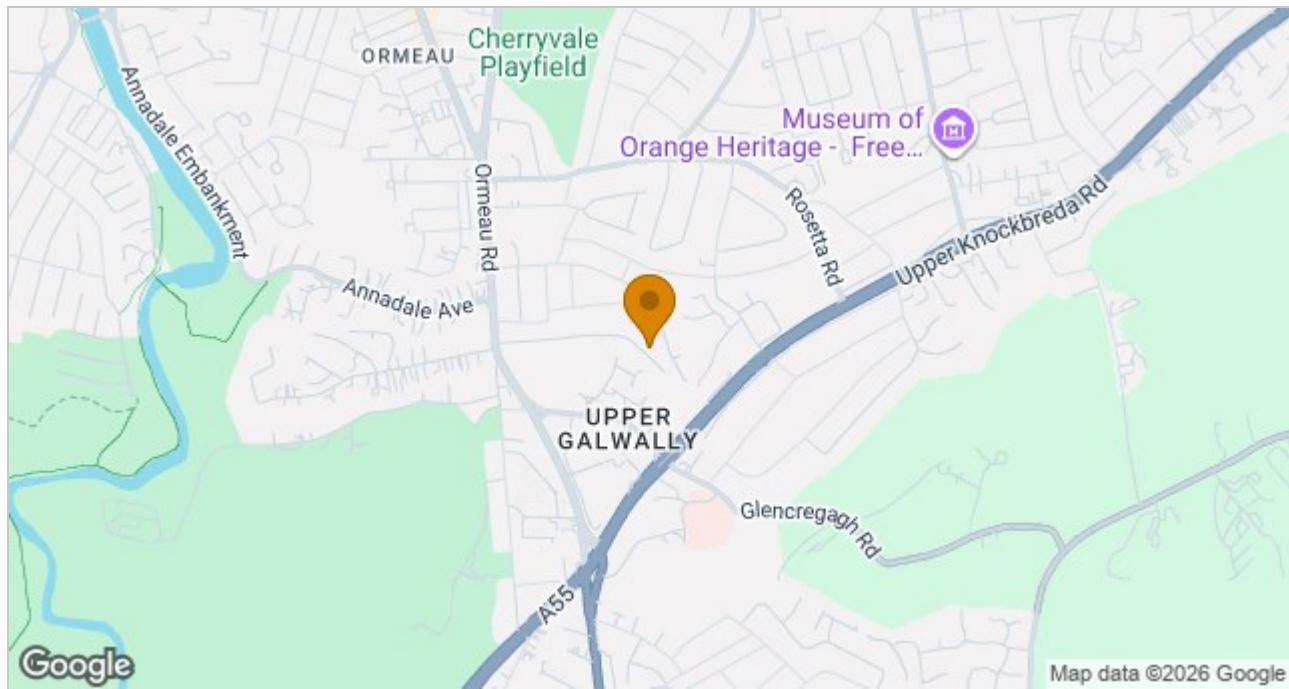
### Ground Floor



### First Floor



## Area Map



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