



## 67 SPRINGFIELD PARK, SPRINGFIELD ROAD, BELFAST, BT13 3PZ



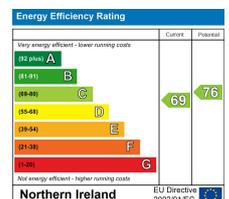
A beautifully upgraded and extended semi-detached home offering stylish interiors extending to approximately 1,124 sq ft, positioned on an elevated site with attractive open views in this highly sought-after residential location.

The area enjoys excellent convenience, with easy access to schools, shops, and transport links, as well as Belfast city centre, the Royal Victoria Hospital, arterial routes, and the wider motorway network. Andersonstown is close by, providing a wide range of amenities including leisure facilities, cafés, and restaurants.

The property benefits from a higher-than-average energy rating (EPC C-69).

Accommodation comprises three well-proportioned bedrooms plus access to a developed roof space, along with a recently installed modern shower room finished with contemporary tiling.

On the ground floor, there is a welcoming entrance hall with tiled flooring, a bright living room featuring a bay window and pleasant outlook, and a recently upgraded luxury fitted kitchen open plan to a spacious dining and entertaining area with spot lighting. Feature double doors lead to a uPVC double-glazed conservatory, providing that much-desired second reception room.



OFFERS OVER £194,950

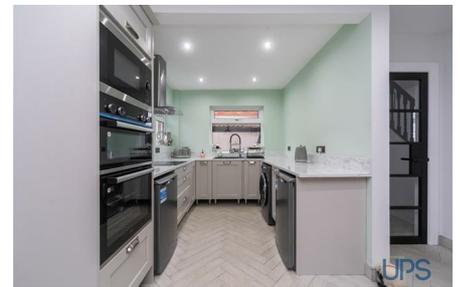
# 67 SPRINGFIELD PARK, SPRINGFIELD ROAD, BELFAST, BT13 3PZ

## Key Features

- A striking extended semi-detached home boasting stylish, well-appointed interiors spanning approximately 1,124 sq ft!
- Two separate reception rooms, including a living room with a bay window and an extended sunroom, perfectly positioned for privacy at the rear of the property.
- Luxuriously upgraded shower room featuring contemporary tiling.
- Off-road parking, a front garden, and a privately enclosed rear garden featuring an additional patio and outdoor tap.
- Easy access to the city centre, arterial routes, and the wider motorway network, along with an abundance of amenities and leisure facilities in Andersonstown.
- The property offers three bedrooms, with the third providing direct access to a developed roof space.
- Luxury upgraded fitted kitchen, open plan to a spacious dining and entertaining area.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-69).
- Elevated position with attractive views in an established location, conveniently close to numerous schools, shops, and transport links.
- Early viewing is highly recommended for this beautiful home in a desirable residential location.



UPS



## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Beautiful tiled floor.

### LIVING ROOM

11'8 x 10'6

Bay window, beautiful tiled floor, attractive views.

### RECENTLY INSTALLED KITCHEN / SIZEABLE DINING SPACE

Range of high and low level units, single drainer sink unit, built-in 4 ring hob, built-in oven, built-in microwave, open plan to spacious dining space, spotlights, vertical radiator, Upvc double glazed double doors leading to:

### SUNROOM

15'11 x 10'7

Herringbone effect tiled floor, Upvc double glazed double doors to generous garden, vertical radiator.

## FIRST FLOOR

### BEDROOM 1

11'9 x 10'7

Wooden effect strip floor.

### BEDROOM 2

10'11 x 10'5

Wooden effect strip floor.

### BEDROOM 3

7'9 x 7'5

Wooden effect strip floor, access to roofspace.

### RECENTLY INSTALLED SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wall hung wash hand basin, chrome effect sanitary ware, towel warmer, beautiful partially tiled walls and tiled floor.

### DEVELOPED ROOFSPACE

16'0 x 9'7

Velux window spotlights.

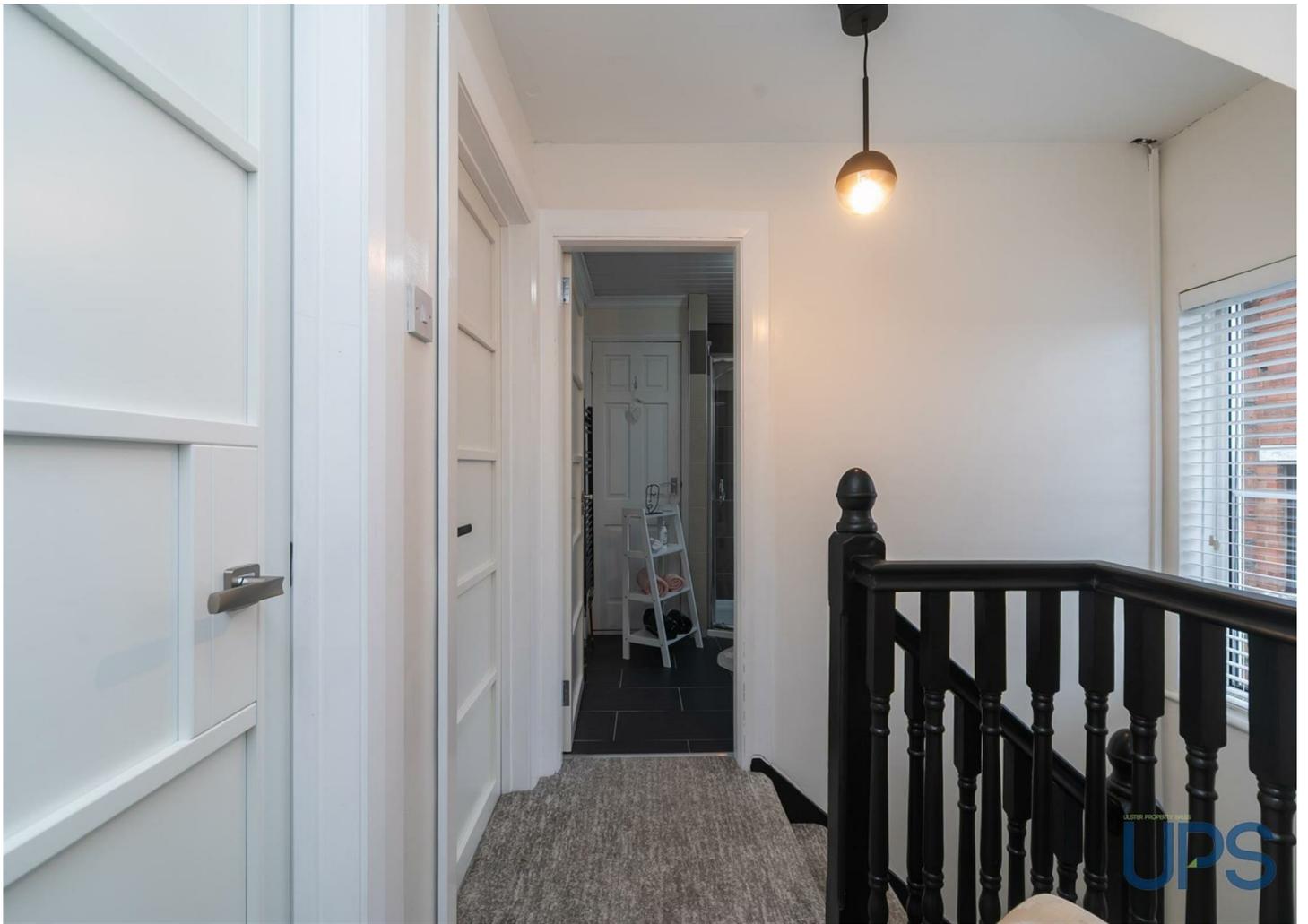
### OUTSIDE

Privately enclosed, well maintained rear garden and additional patio, outdoor tap, off street carparking, front garden.

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Questions you may have.

**Which mortgage would suit me best?  
How much deposit will I need?  
What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18592416**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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