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A rare opportunity to acquire a substantial Victorian townhouse of exceptional character and scale, occupying a prime position on the highly sought-after South Parade in the heart of South Belfast.

Believed to have originally been the residence of the builder responsible for the terrace, No. 31 enjoys a larger footprint than many neighbouring properties and extends to approximately 2,000 sq ft over three floors. Rich in architectural character, the property retains an abundance of original features including ornate cornicing, decorative ceiling roses, period fireplaces, impressive staircase detailing and elegant room proportions throughout.

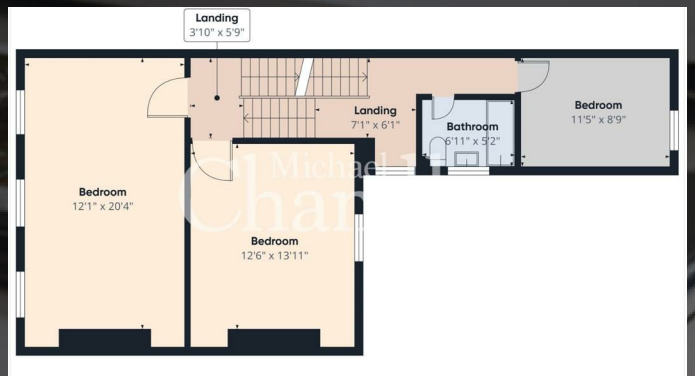
The accommodation comprises a welcoming entrance hall, magnificent bay-fronted living room, a separate dining room, kitchen, five generously proportioned bedrooms and family bathroom. The upper floors offer particularly flexible accommodation, making the property equally suited to growing families, professionals working from home or those seeking multi-generational living space.

Externally, the property benefits from a mature front garden, enclosed rear courtyard and a range of useful outbuildings and covered storage areas. The attractive red-brick façade and original architectural detailing further enhance the property's appeal.

While requiring some modernisation, the property has been well maintained and presents an increasingly rare opportunity to acquire a home of genuine period character with the scope to create a truly outstanding residence tailored to individual tastes.

Conveniently located within walking distance of Queen's University, Botanic Gardens, Ormeau Road and Belfast City Centre, the property enjoys immediate access to an excellent range of schools, cafés, restaurants, parks and transport links.

Properties of this size, character and provenance rarely come to market. Early viewing is highly recommended to fully appreciate the exceptional potential and unique history of this distinguished South Belfast home.



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

## REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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