



# 15 EBRINGTON GARDENS

Belfast BT4 3BY

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*Offers Over*  
**£285,000**



SEMI-DETACHED | 3 | 1 | 2

Situated in the heart of the ever-popular Ebrington Gardens, this charming three-bedroom semi-detached property offers a wonderful blend of period features, modern upgrades and generous living space.

## KEY FEATURES

- Charming three-bedroom semi-detached period home set within the ever-popular Ebrington Gardens.
- Attractive traditional façade with bay window, private driveway and attached garage, offering excellent kerb appeal.
- Beautiful front reception room featuring a large bay window, original fireplace detail, high ceilings and abundant natural light—an elegant and welcoming space for relaxing or entertaining.
- Stunning full-width rear extension creating a bright, modern open-plan living, dining and work space, complete with skylight, recessed lighting and full-height aluminium bi-folding doors opening onto the garden.
- Contemporary family dining zone with picture window.
- Modern fitted kitchen offering sleek cabinetry, quality appliances, excellent worktop space and a practical layout suited to both home cooks and busy households.
- Separate utility/store room providing valuable additional space and superb potential for further upgrading, laundry use or conversion to a hobby room.
- Three well-proportioned bedrooms, each bright and versatile — perfect for children, guests, working from home or creating a dedicated dressing room.
- Stylishly finished bathroom with separate shower enclosure and full-size bath, complemented by modern tiling and excellent natural light.
- Enclosed rear garden with patio and gravel areas, offering low-maintenance outdoor living ideal for dining, container planting or a private seating area.



## ROOM DETAILS

### ENTRANCE

Canopied Entrance  
Porch:

Entrance Porch:

### GROUND FLOOR

Entrance Hall:

Front Lounge:  
12'0" x 11'1"

Utility Room / Storage  
Room:  
8'10" x 12'6"

Spacious Open Plan

Lounge / Kitchen /

Dining Area:

11'11" x 22'11"

Kitchen:

11'11" x 11'1"

Stairs to First Floor

Landing:

### FIRST FLOOR

Bedroom One:

12'1" x 9'10"

Bedroom Two:

11'10" x 9'10"

Bedroom Three:

8'6" x 7'3"

Bathroom:

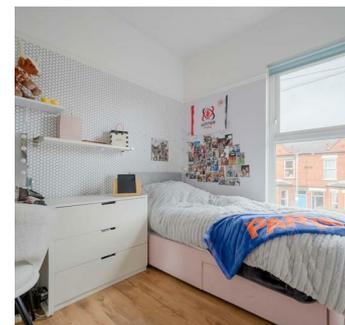
### OUTSIDE

Driveway:

Integral Garage:

14'11" x 9'6"

Garden:



## DIRECTIONS

*Travelling along the Upper Newtownards Road, in the direction of Ballyhackamore, turn left onto Ebrington Gardens. Number 15 is located on the right-hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		76	80
		EU Directive 2002/91/EC	

## OUR BRANCHES

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