

TEMPLETON  
ROBINSON



35 Rugby Road,  
BELFAST,  
BT7 1PT

Offers Over  
£635,000

Viewing by  
appointment with  
& through agent  
028 90 663030



A rare opportunity to acquire a beautifully maintained 1861 Victorian, B2 listed residence, located on one of Belfast's most iconic and sought after streets, famously featured in television and film productions, some including The Fall, Line of Duty, and Good Vibrations.

This charming period property is brimming with original character and architectural detail, offering generous living accommodation throughout. To the rear, a large south-westerly facing garden provides an abundance of natural light, with the added

benefit of a modern glass roof top balcony overlooking Botanic Gardens, offering the ideal spot for morning coffee or evening views and enjoying the outdoor space year-round.

Set within a strong and active local community, within close proximity to Queens University, Botanic Gardens, Ormeau Road and Belfast City Centre.

Properties of this calibre, combining heritage, location, and lifestyle, rarely come to market. Early viewing is highly recommended.

- Magnificent B2 Listed Town Terrace in a Highly Sought After Location
  - Generously Proportioned Accommodation Over Four Floors with High Ceilings & Period Style
- Features
- Four Bright Reception Rooms
  - Four Bedrooms, Attic Room with Glass Balcony and Stunning Views
    - Spacious Kitchen with Spiral Staircase to Garden Room
  - Elegant Drawing Room with Marble Fireplace, Ornate Ceiling Rose & Cornicing
    - Gas Central Heating, Original Sash Window Frames
  - Mature, South Westerly Facing Garden to the Rear, Overlooking Botanic Gardens
  - Situated in an Area Where Resident Parking Permits Have Been Introduced
  - Convenient and Desirable Location close to All Local Amenities



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The Property Comprises:

### Ground Floor

Hardwood front door with glazed arched toplight to:

RECEPTION HALL: Cornice ceiling, ceiling rose, newell post. Storage under stairs.

LIVING ROOM: 15' 11" x 14' 7" (4.85m x 4.44m)

Cornice ceiling, ceiling rose, wall-mounted gas fire. Windows with original shutters. Double doors through to:



DINING ROOM: 13' 7" x 11' 10" (4.14m x 3.61m) Original slate surround fireplace, tiled inset and hearth, gas coal effect fire. Mature outlook to rear garden.



KITCHEN/DINING AREA: 24' 6" x 12' 1" (7.47m x 3.68m) (at widest points). Fully fitted kitchen with range of high and low level units, Corian worktops, integrated four ring gas hob, extractor fan above. Integrated high level double oven, integrated dishwasher, single drainer sink unit with mixer taps. Space for American style fridge/freezer. Mature outlook to rear garden, low voltage spotlights. Part tiled walls, cornice ceiling. Cast iron spiral staircase to first floor garden room with beautiful mature outlook to Botanic Gardens.



DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, plumbed for washing machine, space for tumble dryer.

#### First Floor Return

Feature atrium dome window.

BATHROOM: White suite comprising high flush wc, pedestal wash hand basin, panelled bath, Aqua Profile electric shower unit, fully tiled walls, ceramic tiled floor. Hatch to roofspace.



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GARDEN ROOM/OFFICE: 16' 9" x 12' 4" (5.11m x 3.76m) Bay window overlooking garden and Botanic Gardens. Accessed via spiral staircase from kitchen.



First Floor

LANDING:

DRAWING ROOM: 20' 9" x 15' 0" (6.32m x 4.57m) Marble surround fireplace, tiled inset and hearth, cornice ceiling, picture rail.



BEDROOM (4): 13' 10" x 12' 9" (4.22m x 3.89m) Vanity unit, tiled splashback. Mature outlook to garden, cornice ceiling, built-in cupboard. Range of built-in wardrobes. Picture rail.



Second Floor Return

Mature outlook.

Second Floor

LANDING: Built-in cupboard. Access to roofspace.

PRINCIPAL BEDROOM: 15' 6" x 12' 5" (4.72m x 3.78m) Marble surround fireplace, outlook to front. Built-in cupboard.



BEDROOM (2): Marble surround fireplace, pedestal wash hand basin, tiled splashback. Mature outlook to rear garden, cornice ceiling.

BEDROOM (3): 11' 6" x 8' 0" (3.51m x 2.44m) Beech wooden floor, outlook to front, cornice ceiling.



### Third Floor

FLOORED ATTIC: 20' 8" x 13' 0" (6.3m x 3.96m) (into eaves). Velux window. uPVC double glazed access door to balcony with decking. Excellent views across rear to Botanic Gardens.



## Outside

Front forecourt. Courtyard with Heatherbrown tiled floor, water tap. Access to garden laid in extensive lawns, brick paved patio area, south-westerly facing to enjoy afternoon and evening sunshine. Boundary hedging, mature plants and shrubs. Garden shed.



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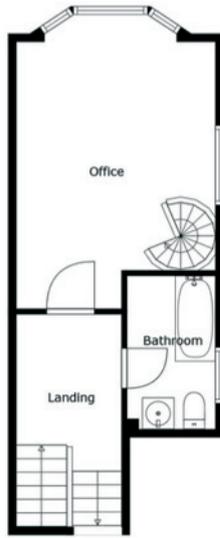
**Energy Rating**

Epc Type: Domestic  
 Current: D60  
 Potential: D61  
 EPC Landmark Code: 2738-3051-2205-5245-0200  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	D60	D61
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



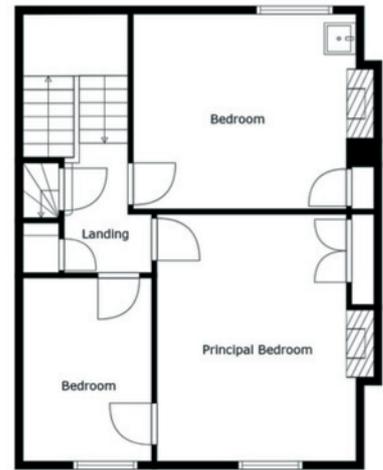
Floor 1



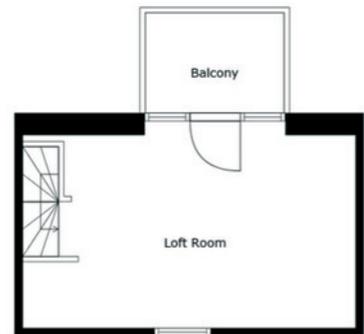
Floor 2



Floor 3



Floor 4



Floor 5

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

University Street from University Road go through traffic lights at Botanic then take next right.

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