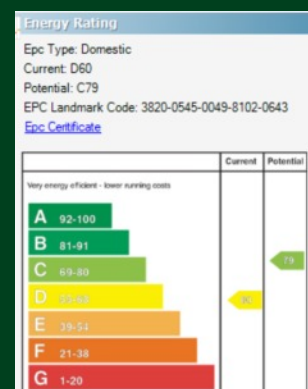




27 Rugby Road,
BELFAST,
BT7 1PT

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 663030





This impressive Victorian red-brick townhouse beautifully combines period charm with generous living space, making it an exceptional family home. Rich in original features, the property showcases high ceilings, ornate cornicing, and elegant fireplaces that reflect its heritage.

The accommodation is thoughtfully arranged over multiple floors, offering five well-proportioned bedrooms that provide flexibility for family living, guests, or home office space. Three spacious reception rooms create inviting areas for both relaxation and

entertaining, each filled with natural light and character. To the rear is a fantastic south-westerly facing garden, beautifully maintained with mature shrubs, borders and green house.

The home is ideally situated in a highly sought-after location, just a short distance from Queen's University Belfast, making it particularly appealing for academics, professionals, or growing families. With its blend of classic architecture and prime positioning, this distinguished townhouse presents a rare opportunity to acquire a home of both style and substance.



- Stunning Red Brick B2 Listed Town House in a Prime Tree Lined Residential Location
- Generously Proportioned Accommodation Over Four Floors with High Ceilings & Period Style

Features

- Three Generous Reception Rooms with Beautiful Original Features
 - Bright Fully Fitted Kitchen and Separate Utility Room
 - Downstairs WC
 - Spacious Home Office
 - Gas Central Heating, Original Sash Window Frames

- Secure Private Lane Leading to Mature, South Westerly Facing Garden to the Rear, Overlooking Botanic Gardens

- Situated in an Area Where Resident Parking Permit Scheme Has Been Introduced
 - Convenient and Desirable Location close to All Local Amenities

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The Property Comprises:

Ground Floor

Hardwood front door with fanlight to:

ENTRANCE PORCH: Glazed panels and door to:

RECEPTION HALL: 24' 5" x 6' 9" (7.44m x 2.06m) Cornice ceiling, ceiling rose, newell post, mahogany banister.



LIVING ROOM: 17' 1" x 16' 11" (5.21m x 5.16m) Ornate plaster coricing, ceiling rose, picture rail, feature fireplace with gas fire, original shutters to the front.



Open to:

DINING ROOM: 15' 10" x 11' 4" (4.83m x 3.45m) Cornice ceiling, ceiling rose, mahogany parquet flooring.



KITCHEN: 15' 9" x 11' 9" (4.8m x 3.58m) Range of high and low level units, double Neff built in oven, gas hob and extractor, stainless steel sink with mixer tap, Miele dishwasher, laminate work surfaces, tile effect vinyl flooring.



UTILITY ROOM: 11' 9" x 8' 7" (3.58m x 2.62m) Plumbed for washing machine, Worcester Bosch gas boiler.

DOWNSTAIRS W.C.: WC, wash hand basin.

First Floor Return

LANDING: Carpeted.

OFFICE: 16' 8" x 11' 8" (5.08m x 3.56m) Ceiling corning, built in shelving, carpeted.



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BATHROOM: 10' 7" x 6' 7" (3.23m x 2.01m) Bath with mixer taps, pedestal wash hand basin, part tiled walls.



First Floor

LANDING: Carpeted.

FAMILY ROOM: 22' 11" x 15' 3" (6.98m x 4.65m) Ornate plaster coricing, ceiling rose, original marble fireplace with gas fire, exposed solid wood floor boards.



BEDROOM (1): 16' 0" x 12' 11" (4.88m x 3.94m) Ceiling corning, picture rail, feature fireplace with marble surround, built in wardrobes.



Second Floor Return

LANDING: Feature atrium dome window, exposed solid wood floor boards.

SITTING ROOM/BEDROOM (2): 15' 10" x 11' 9" (4.83m x 3.58m) Feature fireplace with open fire, ceiling corning, exposed solid wood floor boards.



SHOWER ROOM: 7' 6" x 4' 10" (2.29m x 1.47m) WC, wash hand basin, walk in shower with electric shower unit.



Second Floor

LANDING: Carpeted.

BEDROOM (3): 15' 9" x 15' 3" (4.8m x 4.65m) Ceiling corning, feature fireplace, carpeted.



BEDROOM (4): 17' 7" x 12' 11" (5.36m x 3.94m) Ceiling coricing, feature fireplace, exposed wood strip floor boards.



BEDROOM (5): 11' 7" x 8' 4" (3.53m x 2.54m) Ceiling coricing, exposed solid wood floor boards.



Third Floor

FLOORED ATTIC: 22' 11" x 11' 8" (6.98m x 3.56m) Velux windows, exposed solid wood floor boards, light and power.



Outside

Front garden with brick pavers and mature shrubs. Rear yard with original quarry tiling and outside water tap. Private lane leading to rear garden laid in extensive lawns, block paved patio area, south-westerly facing to enjoy afternoon and evening sunshine. Mature plants and shrubs. Green house.





Location:

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

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Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

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

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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