



This attractive, detached property is situated in a prestigious location just off Stranmillis Road and is extremely convenient to many local amenities including; shops, public transport, The Lagan Towpath and leading schools including Stranmillis Primary School.

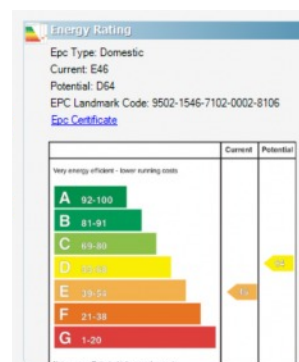
The property has been well cared for by the current owner and provides bright and spacious internal accommodation with super potential for renovation. It is complemented by delightful rear gardens. There is ample car parking to the front and a detached garage.

A well maintained home which is sure to attract the interest of a wide range of prospective purchasers, internal inspection is highly recommended.

**Offers Over  
£475,000**

35 Richmond Park,  
Stranmillis,  
BELFAST,  
BT9 5EF

Viewing by  
appointment  
through agent  
028 9066 3030





- Four Bedroom Detached In Prime Stranmillis Location Opposite Stranmillis Primary School
- Entrance Hall
- Lounge with Feature Fireplace and Large Windows for Natural Light
- Separate Sitting Room with Fireplace
- Modern Fitted Kitchen with Casual Dining Area
- Rear Hall with Cloaks Area
- Bedroom Four on the Ground Floor with Ensuite Shower Room
- Three Well Proportioned Bedrooms on the First Floor
- Shower Room and Separate wc
- Oil Fired Central Heating / Double Glazed Windows
- Good Sized Driveway Parking to the Front with Front Gardens in Lawns and Hedging, Detached Garage
- Delightful Rear Gardens in Lawns with Paved Patio Area
- Extremely Convenient To Many Local Amenities Including Shops, Public Transport and Leading Schools In the South Belfast Area

The Property Comprises:

Ground Floor

Mahogany front door to:

ENTRANCE HALL:



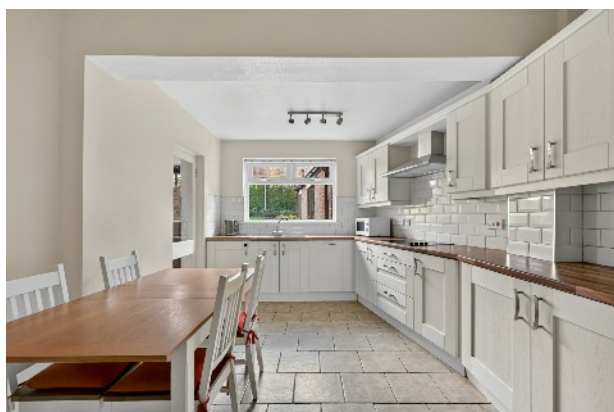
LOUNGE: 18' 1" x 10' 9" (5.51m x 3.28m) Mahogany fireplace with tiled inset and hearth, gas coal effect fire, cornice ceiling, ceiling rose, bay window.



SITTING ROOM: 11' 3" x 10' 9" (3.43m x 3.28m) Fireplace with electric fire, tiled hearth, cornice ceiling, bay window.



MODERN FITTED KITCHEN/DINING AREA: 15' 1" x 10' 1" (4.6m x 3.07m) Range of high and low level units, wooden work surfaces, one and a half bowl stainless steel double sink unit, integrated hob, stainless steel extractor fan over, integrated Candy double oven, integrated dishwasher, integrated washing machine, part tiled walls, ceramic tiled floor. Glazed door to rear hall.



REAR HALL: Boiler room and oil fired boiler, hardwood door to rear. Cloaks area.

BEDROOM (4)/OFFICE: 11' 5" x 10' 1" (3.48m x 3.07m)

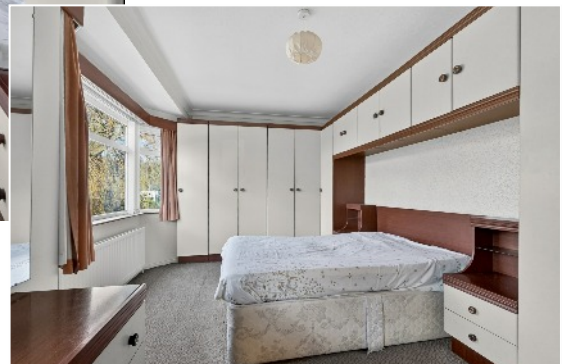


ENSUITE SHOWER ROOM: Low flush wc, pedestal wash hand basin, fully tiled shower cubicle, ceramic tiled floor, extractor fan.

First Floor

LANDING:

BEDROOM (1): 15' 7" x 10' 6" (4.75m x 3.2m) (at widest points). Cornice ceiling.



Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

BEDROOM (2): 15' 11" x 10' 2" (4.85m x 3.1m) Built-in robe, Velux window.



BEDROOM (3): 11' 2" x 10' 9" (3.4m x 3.28m) Laminate wood effect floor, built-in robe.



SHOWER ROOM: White suite comprising low flush wc, bidet, pedestal wash hand basin, fully tiled shower cubicle with electric shower, fully tiled walls, ceramic tiled floor, tongue and groove ceiling, low voltage spotlights, hotpress.

SEPARATE WC: Low flush wc, wash hand basin, ceramic tiled floor.

Outside

Front driveway and lawns with red brick wall and hedging.

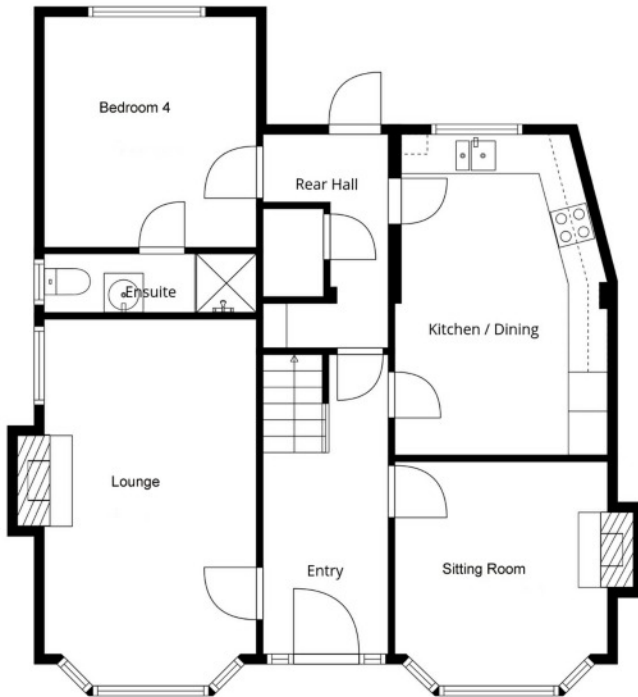
Rear gardens in lawns with hedging, patio and trees.

DETACHED GARAGE:

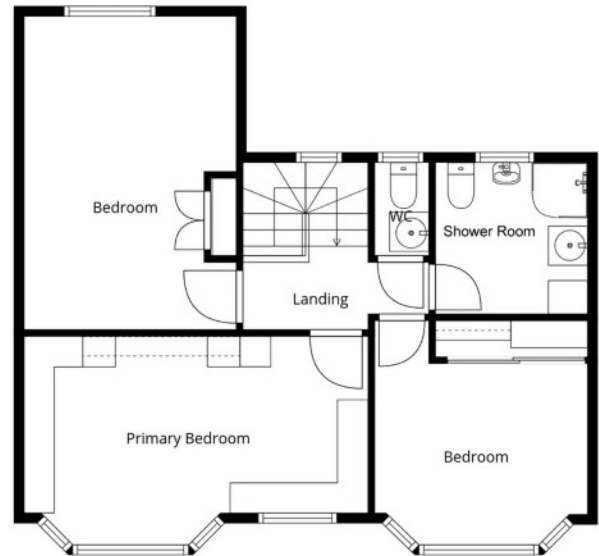


Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

From Stranmillis Road roundabout take the Stranmillis Road then left onto Richmond Park and the house is on the left hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.