



This well appointed, semi-detached home occupies a superb situation off the Stranmillis Road, with a host of amenities in the area extremely convenient including shops, transport facilities, the Lagan Towpath and Stranmillis Primary School virtually on one's doorstep.

The property is extremely well cared for by the current owners but ready for some modernisation. The accommodation is bright and well proportioned, comprising; entrance hall, lounge, sitting room and modern fitted kitchen. There are three bedrooms and a modern bathroom.

Externally it has spacious rear gardens in lawns with hedging, driveway parking and a detached garage.

This excellent home has so much to offer and will appeal to a wide range of buyers.

Offers Over  
£345,000

39 Belvedere Park,  
Belfast,  
BT9 5GS

Viewing by  
appointment  
through agent  
028 9066 3030





- Well Appointed Three Bedroom Semi-Detached Home in Prime Stranmillis Location, Walking Distance of the Primary School
- Entrance Hall with Under Stairs Storage
- Lounge with Feature Fireplace and Bay Window
- Sitting Room with Fireplace with Marble Inset
- Modern Fitted Kitchen
- Three Well Proportioned Bedrooms
- Modern Shower Room and Separate wc
- Gas Heating / Double Glazed Windows
- Driveway Parking and Detached Garage
- Spacious Rear Gardens in Lawns with Paved Patio and Boundary Hedging
- Extremely Convenient To A Host Of Amenities In Area With Stranmillis Primary School Virtually On One's Doorstep

The Property Comprises:

Ground Floor

Composite front door and glazed side panels.

ENTRANCE HALL: Cornice ceiling, part panelled walls, under stair storage.



LOUNGE: 14' 4" x 12' 1" (4.37m x 3.68m) At widest points. Tiled fireplace, bay window, cornice ceiling.



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SITTING ROOM: 11' 10" x 11' 4" (3.61m x 3.45m) At widest points. Attractive feature fireplace with marble inset and hearth, cornice ceiling, laminate wood effect flooring.



MODERN FITTED KITCHEN: 9' 9" x 7' 8" (2.97m x 2.34m) At widest points. High gloss range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated wine rack, space for cooker, space for fridge/freezer, plumbed for washing machine, part tiled walls, ceramic tiled floor, uPVC door to rear.



## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 14' 4" x 11' 5" (4.37m x 3.48m) At widest points. Cornice ceiling, bay window.



BEDROOM (2): 11' 0" x 11' 4" (3.35m x 3.45m) At widest points. Built in cupboard.



BEDROOM (3): 9' 1" x 7' 9" (2.77m x 2.36m) At widest points.



SHOWER ROOM: White suite comprising vanity unit with wash hand basin, fully tiled shower cubicle with electric shower, part tiled walls, ceramic tiled floor, window shutters, hotpress, gas boiler, heated towel rail.

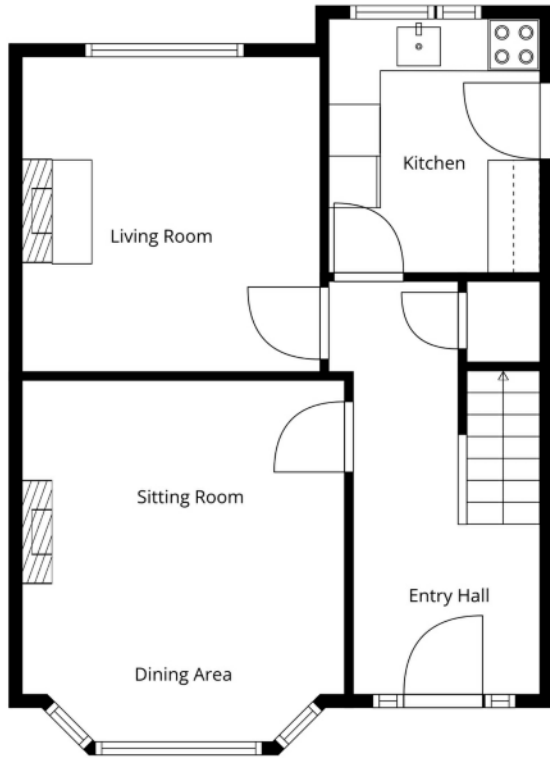
SEPARATE WC: Low flush WC, ceramic tiled floor.



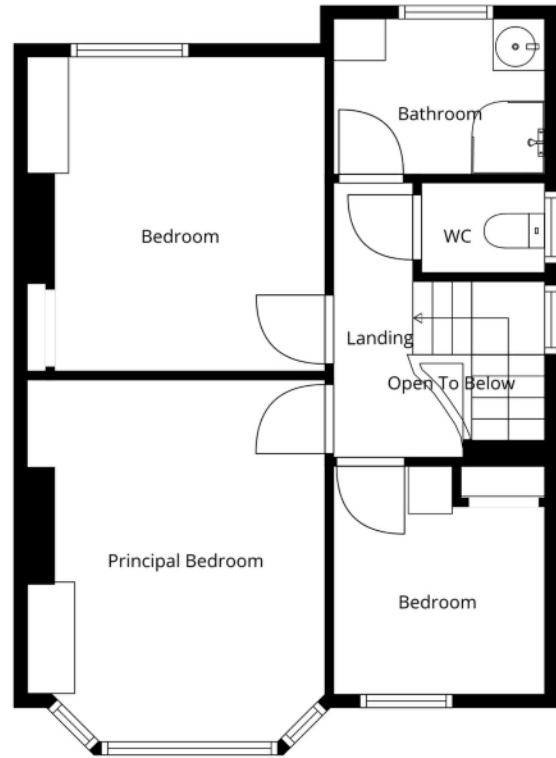
## Outside

Gated driveway parking. Front garden in beds with shrubs and bushes. Excellent sized mature rear garden with various bushes, trees and hedging, paved patio area, garden store.  
DETACHED GARAGE: Electric roller shutter door (remotely operated).





1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

From the Stranmillis Road roundabout heading towards the Malone Road, turn left onto Knightsbridge Park and then left into Cricklewood Park then Belvedere Park 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  
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