



This attractive three-bedroom semi-detached home offers an excellent opportunity to acquire a well-presented property in the highly sought-after area of Stranmillis. Ideally located within a quiet cul-de-sac, the property provides bright, well-proportioned accommodation that will appeal to first-time buyers, young professionals and families alike.

The home benefits from a superb South Belfast location just moments from the vibrant amenities of Stranmillis Road, where a wide selection of cafés, restaurants, local shops and everyday conveniences can be found. The property is also within walking distance of Stranmillis Primary School, making it particularly attractive for families seeking access to one of the area's best schools. In addition, it is conveniently located close to Queen's University Belfast and Botanic Gardens while also offering straightforward access to Belfast City Centre.

Internally, the accommodation comprises a welcoming entrance hall, a bright and comfortable front lounge, dining room and separate kitchen diner overlooking the rear garden. The first floor offers three well-proportioned bedrooms along with a modern family bathroom suite.

Externally, the property benefits from a newly laid tarmac driveway providing excellent off-street parking, a front garden laid in lawn and a private enclosed rear garden enjoying a desirable southerly aspect. The roof space is partially floored and benefits from Velux windows in situ, offering excellent storage and clear potential for a future loft conversion, subject to the necessary approvals. Additional benefits include uPVC double glazing and oil fired central heating. Early viewing is highly recommended.

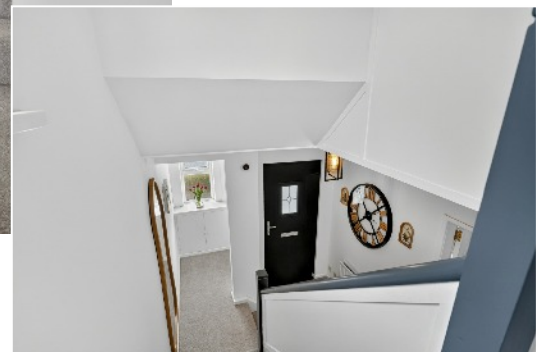
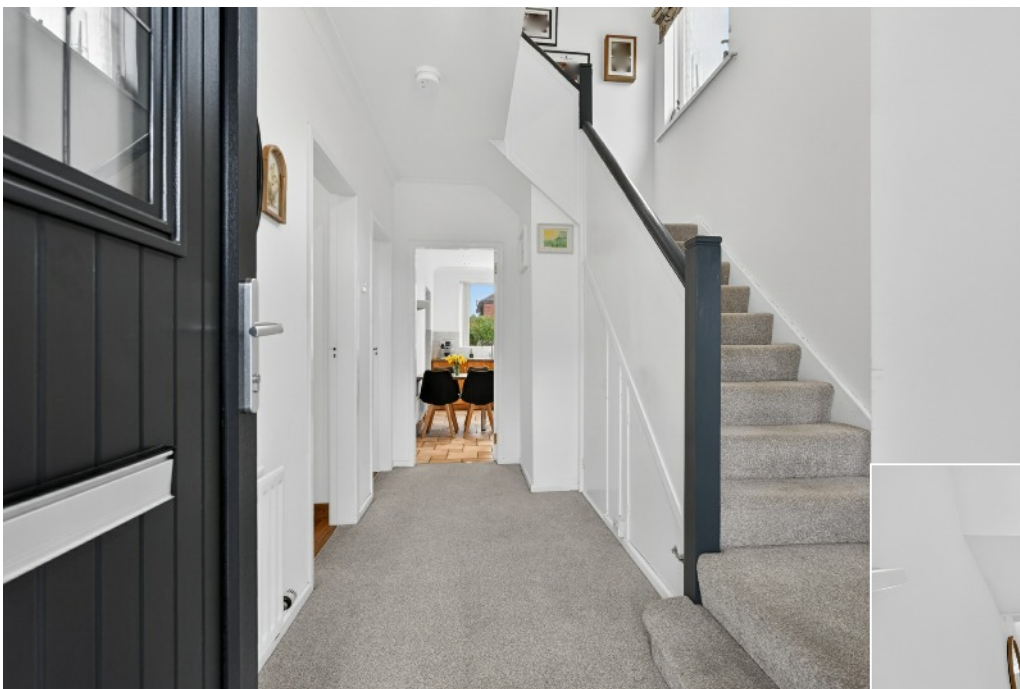
Offers Over
£349,950

50 Belvedere Park,
BELFAST,
BT9 5GT

Viewing by
appointment
through agent
028 9066 3030

Energy Rating	
Epc Type: Domestic	
Current: D57	
Potential: C76	
EPC Landmark Code: 0978-0218-2006-7603-5804	
Epc Certificate	
Very energy efficient - lower running costs	Current Potential
A 92-100	
B 81-91	
C 69-80	← 76
D 55-65	← 57
E 39-54	
F 21-38	
G 1-20	

- Recently Decorated, Well Presented Three Bedroom Semi-Detached Home in the Highly Sought After Area of Stranmillis in a Quiet Cul-De-Sac
- Quiet Residential Setting in a Prime South Belfast Location
- Within Walking Distance of the Amenities, Cafés and Restaurants Along Stranmillis Road, Queens, Lagan Meadows, Ulster Museum, Queens PEC, Cutters Wharf & Lagan Towpath
- Close to Stranmillis Primary School & Leading Grammar Schools, Ideal for Families
- Convenient to Queen's University Belfast, Botanic Gardens and Belfast City Centre
- Bright and Spacious Front Lounge And Separate Dining Room
- Kitchen Diner With Range of Fitted Units And Space For Casual Dining
- Three Well Proportioned Bedrooms
- Newly Installed Modern Family Bathroom Suite
- Newly Laid Tarmac Driveway Providing Excellent Off-Street Parking
- Front Garden Laid in Lawn / Enclosed Rear Garden with Desirable Southerly Aspect, Ideal for Outdoor Living
- Enclosed Rear Garden with Desirable Southerly Aspect, Ideal for Outdoor Living
- Partially Floored Roofspace with Velux Windows Already in Situ
- Excellent Potential for Loft Conversion (Subject to Necessary Approvals)
- uPVC Double Glazing and Oil Fired Central Heating
- Ideal Purchase for First Time Buyers, Young Professionals or Families
- Early Viewing Highly Recommended



The Property Comprises:

Enclosed front garden seeded for lawns, tarmac driveway with off-street parking for 3/4 cars. Covered entrance to newly installed uPVC double glazed front door, with frosted glass and lead detailing into...

Ground Floor

RECEPTION HALL: Spacious reception hall with generous understairs storage and access to pressurised water cylinder, cloaks area with access to electric meter.

LIVING ROOM: 12' 9" x 10' 8" (3.89m x 3.25m) At widest points. Outlook to front, laminate wood effect flooring, cornice ceiling.



DINING ROOM: 11' 9" x 10' 7" (3.58m x 3.23m) At widest points. Outlook to rear, laminate wood effect flooring, cornice ceiling, ceiling rose, uPVC double glazed sliding doors to rear garden, floor to ceiling radiator.



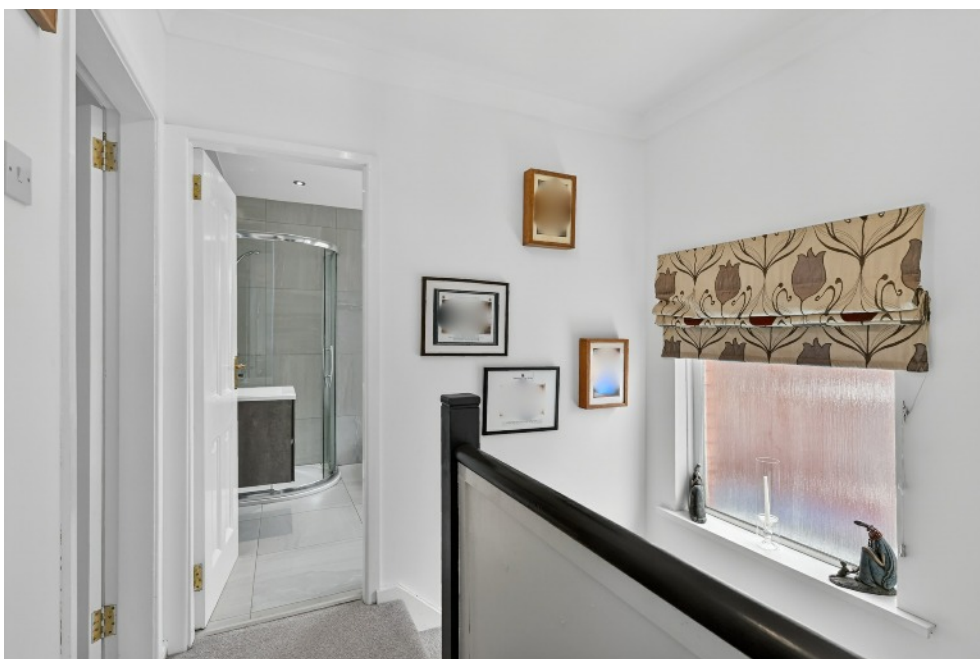
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KITCHEN: Range of high and low level units, laminate effect worktops, stainless steel single drainer sink unit with side drainer and chrome mixer tap, space for cooker, built in stainless steel extractor fan, tiled floor, tiled walls, space for casual dining, plumbed for washing machine, space for tumble dryer, dual aspect to front and rear, low voltage recessed spotlighting, cornice ceiling, hardwood glazed door to rear garden.



First Floor

LANDING: Frosted glass picture window, cornice ceiling.



BEDROOM (1): 12' 9" x 10' 8" (3.89m x 3.25m) At widest points. Outlook to front, cornice ceiling.



BEDROOM (2): 11' 9" x 10' 8" (3.58m x 3.25m) At widest points. Outlook to rear.



BEDROOM (3): 9' 4" x 8' 0" (2.84m x 2.44m) At widest points. Outlook to front, built in storage.



BATHROOM: White suite comprising low flush WC with push button, free standing bath with chrome mixer tap, matt grey heated towel rail, wash hand basin with built in vanity unit and chrome mixer tap, corner shower unit with glass sliding door, shower with chrome thermostatic control valve, telephone attachment, tiled walls, tiled floor, frosted glass window, access hatch to partly floored roofspace via Slingsby ladder, double Velux window, 30amp electric cable subject to planning permission for shower .



Outside

REAR: Extensive and enclosed rear garden with surrounding mature hedgerows and shrubs, apple and pear tree, newly seeded lawns, patio area, South Easterly aspect, outside tap, outside light, access to oil tank.



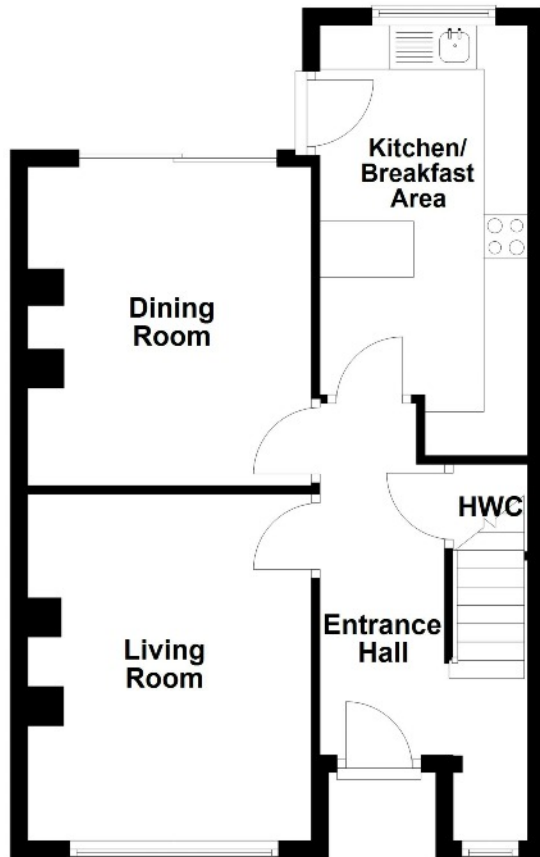
Location:

Belvedere Park is located off Cricklewood Park, Stranmillis.

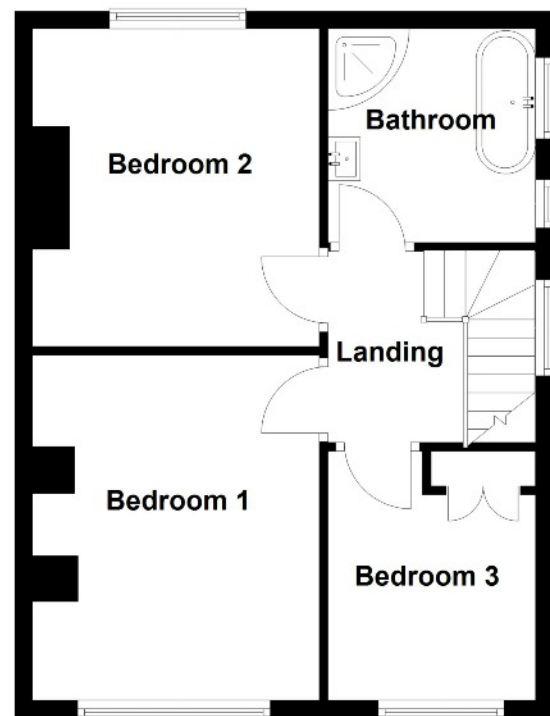
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Ground Floor



First Floor



50 Belvedere Park, Belfast

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