



17 Strangford Avenue,
BELFAST,
BT9 6PG

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 663030





This attractive deceptively spacious detached family home occupies a mature good-sized site situated in the much sought after Malone area. It offers convenience with Strangford Avenue Playing Fields only a stones throw away and a host of other amenities close by including those on the Lisburn Road, leading primary and grammar schools and the main motorway network.

The property offers well-proportioned accommodation throughout with two spacious reception rooms, fitted kitchen,

shower room with separate wc and four good sized double bedrooms. Externally there are delightful gardens, driveway parking and attached garage.

Recent sales in this particular area have proven extremely popular. With all and more this attractive home has to offer, early inspection is advised to appreciate the property fully and so as not to miss out.

- Well Presented Detached Home in a Popular Residential Location with Excellent Sized Rear Gardens
 - Entrance Hall with Cloakroom and Downstairs WC
 - Lounge with Feature Fireplace and Sliding Doors to Rear Garden
 - Spacious Dining Room with Feature Bay Window
 - Fitted Kitchen with Range of Units, Casual Dining Area & Separate Utility Area
 - Four Well Proportioned Bedrooms
 - White Shower Room Suite with Separate WC
 - Oil Fired Central Heating/uPVC Double Glazed Windows / Alarm System
 - Driveway Parking to the Front, Leading to Attached Garage
 - South Facing Rear Gardens in Lawns with Well Stocked Beds and Paved Patio



Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Hardwood and glazed front door to:

RECEPTION HALL: Solid wood strip floor, part wood panelled walls, cornice ceiling.

DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity unit with chrome mixer taps, additional built-in cloakroom with original leaded window.

LIVING ROOM: 17' 7" x 12' 1" (5.36m x 3.68m) (Measurements into bay window). Beautiful mature outlook over rear garden. Solid oak wood strip floor. Mahogany surround fireplace with granite inset and marble hearth, open fire, cornice ceiling.



DINING ROOM: 16' 2" x 12' 3" (4.93m x 3.73m) (Measurements into bay window). Tiled fireplace and hearth with gas coal effect fire, cornice ceiling.



KITCHEN: 21' 1" x 8' 3" (6.43m x 2.51m) Range of high and low level units with laminate work surfaces, built-in Zanussi oven, four ring gas hob, stainless steel single drainer double sink and a half sink unit with mixer taps, part tiled walls, built-in glazed display unit. Open plan to casual dining area with beautiful mature outlook over rear garden. Glazed access door to side.



COVERED UTILITY AREA: Light and power, plumbed for washing machine. Access to rear garden and driveway.



First Floor Return

Original leaded window with hardwood frame.

First Floor

LANDING: Access to fully floored roofspace via Slingsby ladder, Velux window, excellent storage.

(Excellent potential to convert subject to necessary consents). Views over Strangford Playing Fields. Hotpress with copper cylinder and shelving above.

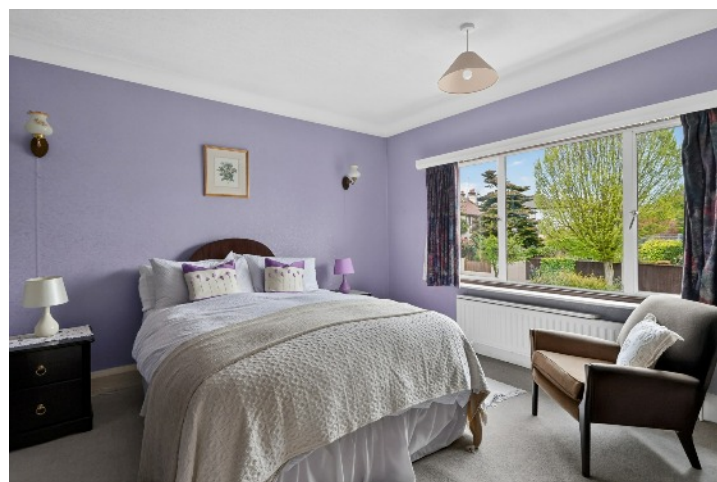


BEDROOM (1): 15' 2" x 12' 0" (4.62m x 3.66m) Cornice ceiling. Beautiful mature outlook over rear garden. Tiled fireplace.



BEDROOM (2): 13' 0" x 12' 4" (3.96m x 3.76m) Cornice ceiling.

BEDROOM (3): 11' 8" x 10' 3" (3.56m x 3.12m) Cornice ceiling. Beautiful mature outlook over rear garden.



BEDROOM (4): 9' 6" x 8' 6" (2.9m x 2.59m) Cornice ceiling.

SHOWER ROOM: White suite comprising walk-in shower with Mira Sport electric shower unit, PVC panelled splashback, vanity unit with chrome mixer taps, chrome heated towel rail, part tiled walls.

SEPARATE WC: Light coloured suite comprising low flush wc.



Outside

Driveway with off-street parking to front.

Enclosed rear garden laid in lawns with extensive paved patio area ideal for barbecues and outdoor entertaining. Mature shrubs, excellent degree of privacy. Beautiful mature outlook. Oil PVC storage tank.

GARAGE: 15' 8" x 9' 2" (4.78m x 2.79m) Light and power. Up and over door. Warmflow oil fired boiler.

Additional outbuilding for storage.



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Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of Belfast on the Malone Road turn right after McCracken church into Mount Eden Park. Continue to bottom and it becomes Strangford Avenue and number 17 is on the left hand side.

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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