



Enjoying an enviable setting in the highly desirable Stranmillis area, this beautifully presented semi-detached home offers bright spacious accommodation with two reception rooms, one open plan to the modern fitted kitchen. There are three plus bedrooms and stunning family bathroom.

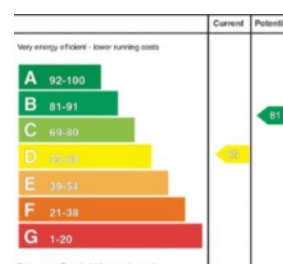
Externally the property offers driveway parking to the front and detached garage which has been converted to a home office and utility room. The very generous, secluded south-facing rear garden is in lawns with large paved patio area and landscaped beds with railway sleepers. The property is beautifully presented by the current owners and is ready to move in.

The proximity to leading schools including Stranmillis Primary, a diverse array of local shops, sports facilities and the Lagan towpath are great selling features of this fine home.

Offers Over
£435,000

9 Hillside Drive,
Stranmillis,
Belfast,
BT9 5EJ

Viewing by
appointment
through agent
028 9066 3030





- Beautifully Presented Light & Bright Semi Detached Property on level site with Open Aspect at Rear
- Entrance Hall with Cloakroom/wc
- Excellent Sized Lounge with Sandstone Fireplace and Double Doors to South Facing Paved Patio
- Modern Fitted Kitchen Open Plan to Dining Room
- 3 Bedrooms, Plus Dressing Room
- Stunning Shower Room
- Gas Fired Central Heating/ Double Glazed Windows
- Driveway Parking to The Front for Several Cars
- Former Garage Converted to Home Office and Utility Room
- Generous South Facing Rear Gardens in Lawns with Landscaped Beds with Shrubs and Bushes, Large Tiled Sun Terrace
- Extremely convenient to many local amenities including; Stranmillis Village, The Tow Path, Stranmillis Village and Into The City Centre

The Property Comprises:

Ground Floor

Composite front door and side panels to . . .

ENTRANCE HALL: Wood floor.

CLOAKROOM/WC: Low flush wc, feature wash hand basin, part panelled walls, ceramic tiled floor.



LOUNGE: 17' 9" x 10' 5" (5.41m x 3.18m) (at widest points). Sandstone fireplace, wood floor, uPVC double doors to garden



MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 19' 7" x 13' 4" (5.97m x 4.06m)
Range of high and low level units, quartz work surfaces and drainer, 1.5 bowl stainless steel sink unit, Rangemaster cooker with five ring gas hob, Russell Hobbs extractor fan above, plumbed for dishwasher, space for fridge freezer, quartz splashback, ceramic tiled and part wood floor, understairs storage, uPVC door to rear, gas boiler.



First Floor

LANDING: Access to floored roofspace.

BEDROOM (1): 11' 11" x 10' 4" (3.63m x 3.15m) (at widest points).

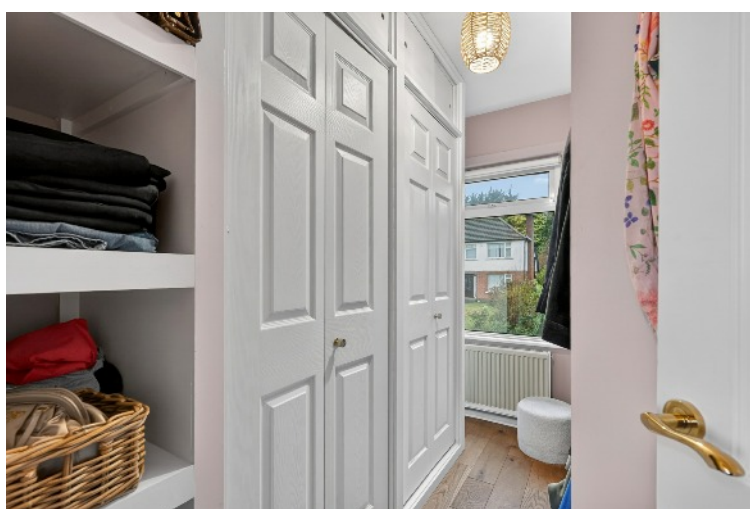


BEDROOM (2): 11' 8" x 10' 5" (3.56m x 3.18m) (at widest points).

BEDROOM (3): 10' 4" x 6' 4" (3.15m x 1.93m) (at widest points).



BEDROOM (4)/DRESSING ROOM: 9' 3" x 6' 2" (2.82m x 1.88m) (at widest points). Range of built-in wardrobe, wood floor.



STUNNING SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, large fully tiled shower cubicle with drencher shower, fully tiled walls, ceramic tiled floor, heated towel rail, low voltage spotlights.



Outside

Front driveway parking for 2-3 cars, boundary hedging. Garage converted to . . .

HOME OFFICE: 11' 2" x 8' 3" (3.4m x 2.51m) Laminate wood effect floor, low voltage spotlights.

UTILITY ROOM: 8' 2" x 4' 8" (2.49m x 1.42m) Range of high and low level units, wood effect work surfaces, stainless steel sink unit, plumbed for washing machine, space for tumble dryer, part tiled walls, ceramic tiled floor.



Excellent sized south facing rear garden in lawns with beds with shrubs and bushes, railway sleepers and large tiled sun terrace, outside lighting, storage shed.



Location:

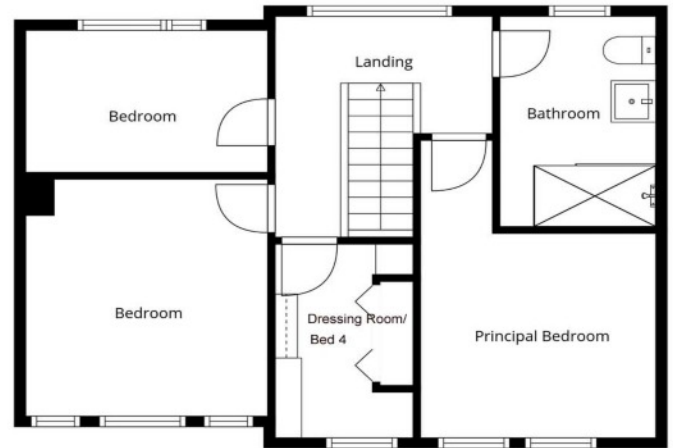
From Stranmillis Road turn into Broomhill Park and take the next left into Hillside Drive.

Telephone 028 9066 3030

www.templetonrobinson.com



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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

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