



Wandsworth Place
Belfast, BT4 3GB

Offers over £255,000



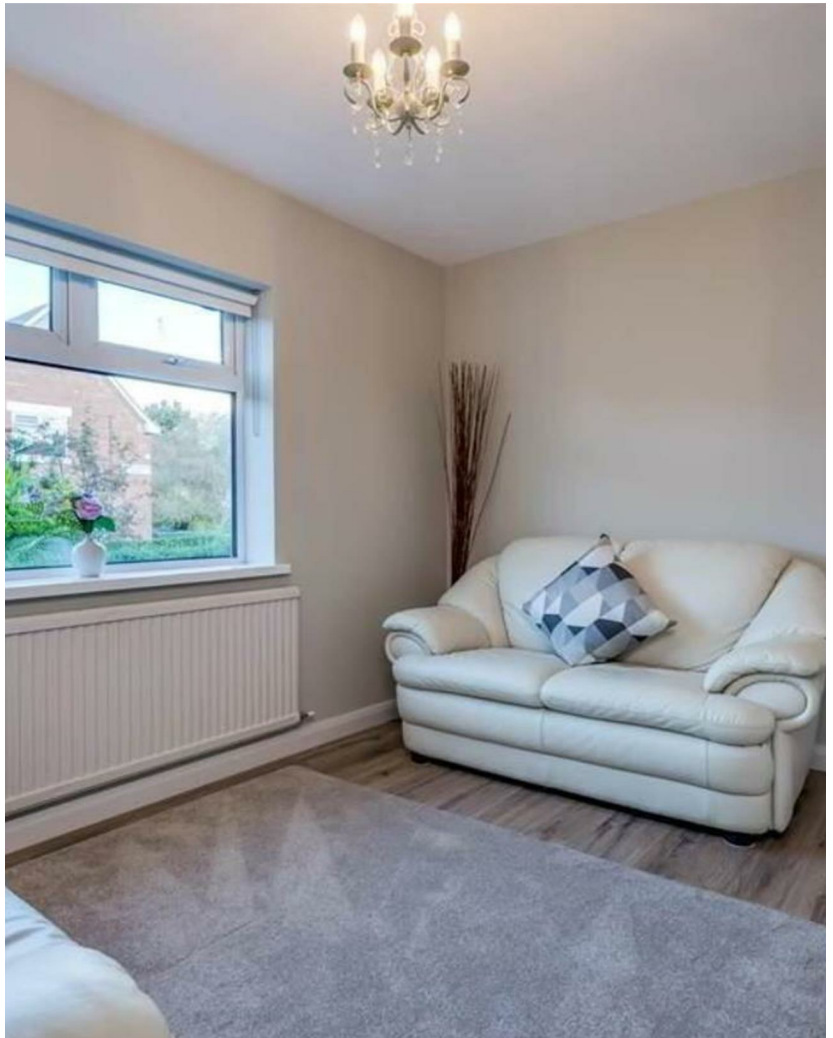
Wandsworth Place, Belfast

HMK Property is delighted to introduce No.2 Wandsworth Place, Belmont to the sales market. This deceptively spacious red brick townhouse is located in the heart of Belmont, an area highly sought after by young professionals and families alike. The property consists of a bright, welcoming entrance hall with laminate wood flooring, with a cozy living room overlooking the front of the property. There is a stylish open plan kitchen/living space, with island, perfect for entertaining friends and family. Double doors take you out into a sun room which further enhances the versatility of the layout, and is currently used as a designated dining space. On the first floor there are three spacious bedrooms, two feature built-in robes and the master benefits from a stylish en-suite shower room. Externally, No.2 Wandsworth Place has off-street parking for two cars to the front of the property, and a south-facing rear patio which gets the sun all day to the rear. To arrange a viewing of this beautiful home, contact HMK Property on 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

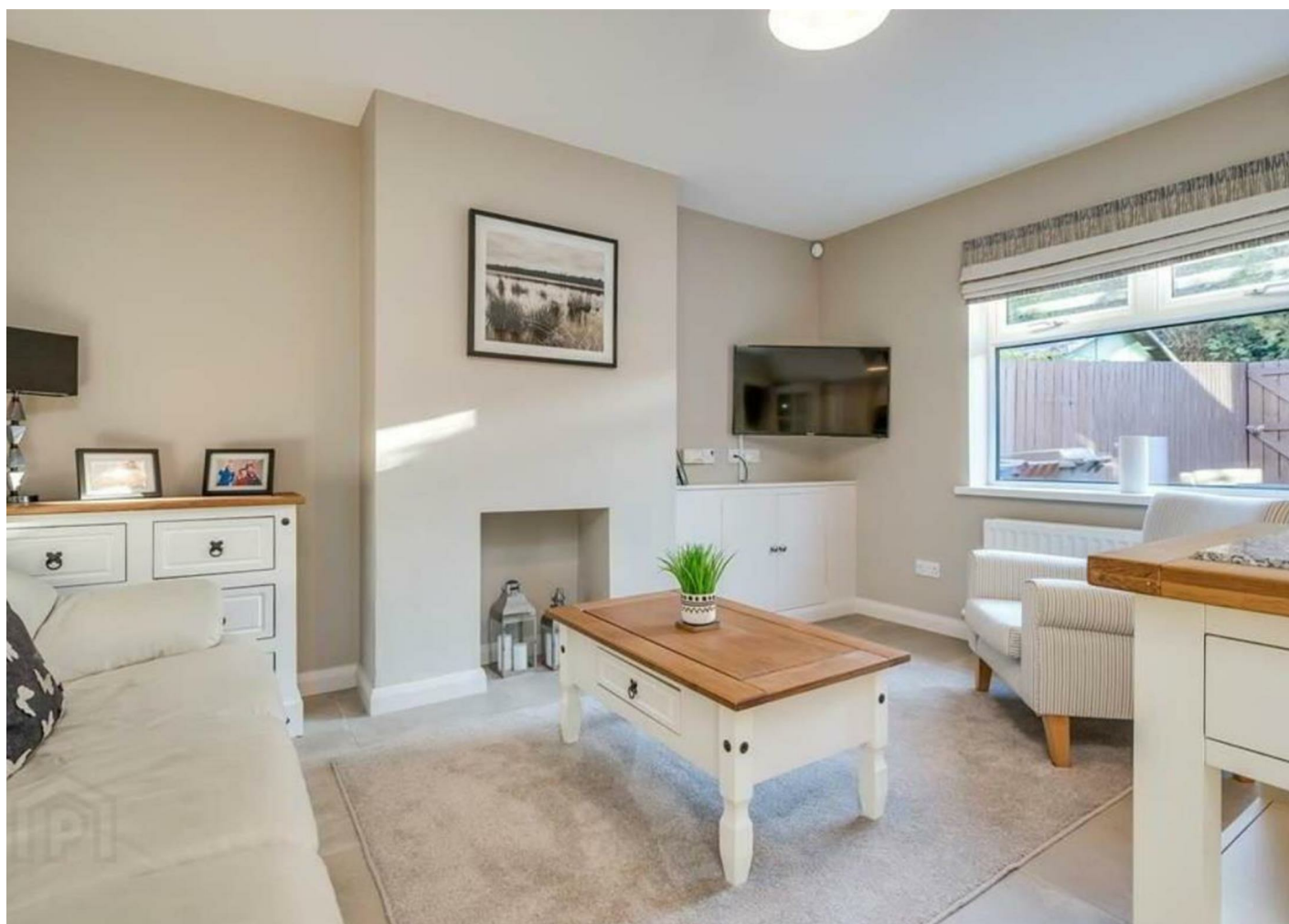
T 02890397712





The facts you need to know...

- Deceptively spacious, modernised town terrace
- Ensuite shower room to master
- Sun room to rear off living room
- Natural gas central heating
- Private, south-facing rear garden
- Three well-proportioned bedrooms, two with built-in robes
- Open plan kitchen with appliances and sitting area
- Excellent added insulation to external walls and roofspace
- Off-street, driveway parking for two vehicles
- Quiet yet convenient cul-de-sac location: close to excellent local schools, parks, amenities and public transport routes



The property comprises...

ENTRANCE HALL

Wood laminate floor, useful storage cupboard under stairs. Door with glazed panels leading to living room and kitchen

LIVING ROOM

12'8" x 9'4"

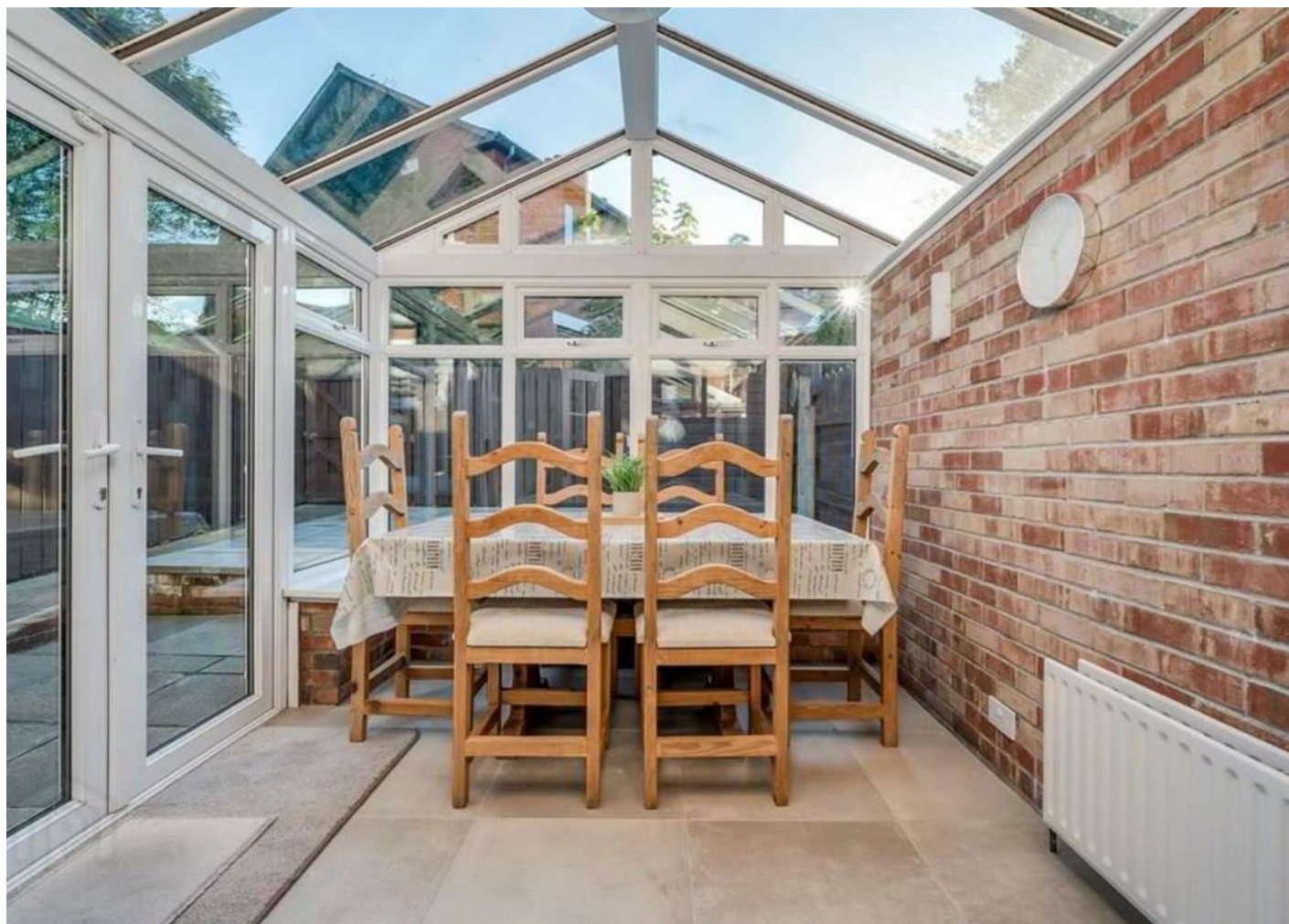
Wood laminate floor and large uPVC window, flooding the room with natural light.

OPEN PLAN KITCHEN/LIVING SPACE

19'9" x 13'9"

Modern range of high and low level units, island unit (removable) with granite work top and storage. Integrated appliances including Neff double oven, five ring gas hob and extractor fan over. Dishwasher, washing machine, fridge, freezer. Two larder cupboards. Ceramic tiled floor, with fireplace piped for gas stove/fire. Potential also for open fire/log burner etc.







The property comprises...

SUN ROOM

9'9" x 8'0"

A bright south-west facing sun room, currently used as a separate dining space, with ceramic tiled floors, and double doors leading to a large patio.

FIRST FLOOR

Access via pull-down ladder to roofspace, which is insulated and floored. Natural gas boiler and light.

MASTER BEDROOM

13'1" x 12'3"

A large master with bespoke built-in robes, skirting boards, carpet, uPVC window overlooking the front of the property, and access to a modern en-suite shower room.

ENSUITE SHOWER ROOM

Comprising corner shower cubicle with chrome fittings. Wash hand basin with storage underneath, low flush WC, fully tiled walls, ceramic tiled floor.





The property comprises...

BEDROOM TWO

12'5" x 10'0"

An excellent double bedroom with built-in robes, carpeted with a large uPVC picture window overlooking the back of the property.

BEDROOM THREE / HOME OFFICE

8'5" x 6'11"

Single bedroom, overlooking the front of the property, could be used as an office or dressing room

BATHROOM

White suite comprising large shower-bath with screen and chrome controls. Wash hand basin with storage underneath and backlit mirror above. Low flush wc, fully tiled walls, ceramic tiled floor, chrome heated towel rail.

OUTSIDE

To the front of the property there is a brick pavior driveway with off-street parking for two vehicles with a substantial South-West facing rear patio to the rear of the house



The property comprises...





Additional Information

No. 2 Wandsworth Place is conveniently located in an affluent area of East Belfast, tucked away in a quiet cul-de-sac, both Belmont and Ballyhackamore are within a short stroll making this an enticing proposition for a range of purchasers, from young professionals to families alike. There are fantastic schools within walking distance, Campbell College, Strathern and Bloomfield Collegiate to name a few. Both Ballyhackamore and Belmont host an array of award winning restaurants, take-aways, delis and boutiques. Given the quality of the finish throughout the property early viewing is advised.

Need to sell to buy ? Contact Hannah Kennedy today on 028 90397712 to arrange a free valuation.

ENERGY EFFICIENCY RATING

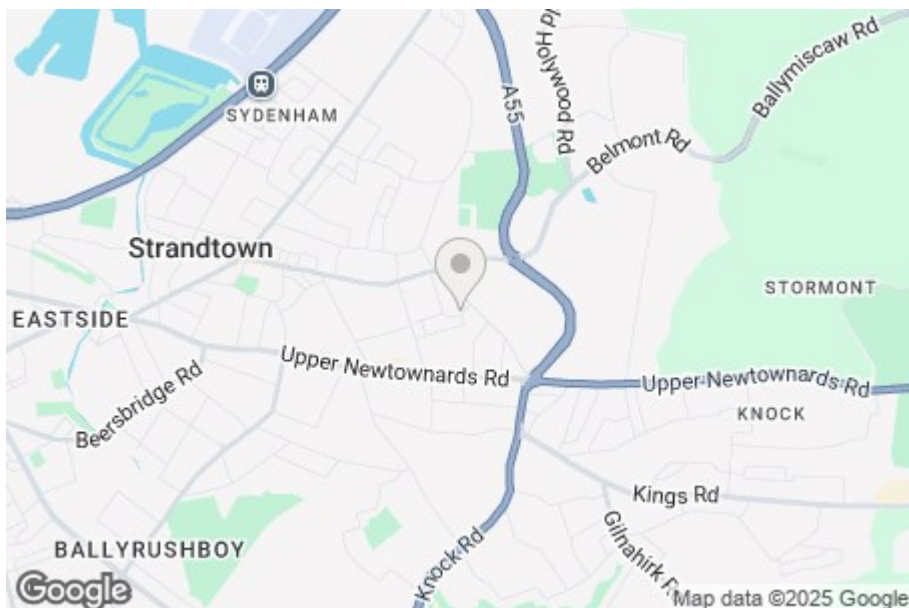
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	72	75
	EU Directive 2002/91/EC	

VIEWING

By appointment with HMK Property

Location

Coming out of town on the Belmont Road, turn right before Strathern School into Wandsworth Gardens. Turn left into Campbell Park Avenue and Wandsworth Place is last on the left before the intersection with Wandsworth Road.



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Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

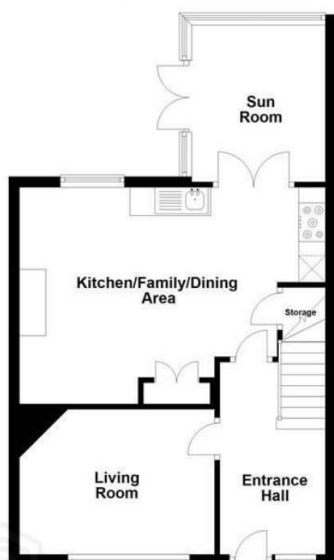
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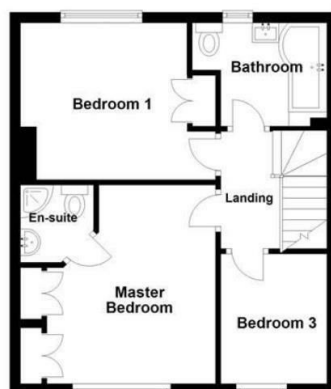
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Ground Floor



First Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

2 Wandsworth Place, Belfast