

simon**BRIEN**
RESIDENTIAL

67 Belvedere Park,
Belfast, BT9 5GT



Offers Over £375,000

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KEY FEATURES

- Fantastically Presented Three Bedroom Semi Detached Located in the Heart of Stranmillis
- Superbly Extended and Ideally Positioned in a Private and Quiet Cul-De-Sac
- Conveniently Located Close to Stranmillis Village with Many Local Amenities and Shops
- Excellent Transport Links to Belfast City Centre, the Malone Road and Lisburn Road
- Close to Local Leading Schools and Within Walking Distance to Stranmillis Primary School and Stranmillis College
- Three Well Appointed Bedrooms, Main Bedroom with Juliet Balcony and Superb Views
- Generous Hallway with Downstairs WC and Under Stairs Storage
- Separate Living Room with Outlook to Front
- Open Plan Kitchen Diner with Ample Space for Casual Dining
- Fitted Kitchen with Granite Worktops
- Sun Room / Snug with Velux Windows and Access to the Rear Garden
- Enclosed Private Rear Garden with Southerly Aspect and Excellent Views
- Detached Garage with Utility Area, Access to Gas Boiler and New PVC Windows
- Driveway with Private off-Street Parking
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this extended three-bedroom semi-detached property located within walking distance of Stranmillis Village. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular shops, eateries and boutiques. The property is also within walking distance to Stranmillis Primary School, Stranmillis College and Queens University.

In short the property comprises of: generous reception hall, downstairs WC, separate living room, open plan kitchen living dining area open to sun room, three well-appointed bedrooms, main bedroom with Juliet balcony and fantastic views, separate family bathroom with white suite and excellent additional storage throughout.

The property further benefits from UPVC double glazing, gas fired central heating, an enclosed private rear garden with southerly aspect, driveway with private off-street parking and a detached garage with utility area.

With nothing left to do but simply move in and providing generously proportioned rooms throughout, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Hardwood front door with frosted glass inset into reception hall, spacious reception hall with understairs storage cupboard



DOWNSTAIRS WC:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer taps and vanity unit, chrome heated towel rail, access to electric meter, frosted glass window



LIVING ROOM:

13' 0" x 10' 9" (3.96m x 3.28m)

Cornice ceiling



KITCHEN/DINER:

19' 0" x 12' 0" (5.79m x 3.66m)

Bespoke fitted kitchen with range of high and low level units, granite worktops, inset stainless steel single drainer sink with side drainer and chrome mixer tap, built in wine rack, built in 5 ring stainless steel gas hob with stainless steel extractor fan, built in high level oven and grill, built in high level microwave, built in fridge freezer and dishwasher, dual aspect to side and rear, low voltage recessed spotlighting, ample space for casual dining with additional built in storage, engineered hardwood flooring





SUN ROOM:
12' 5" x 9' 0" (3.78m x 2.74m)

Engineered hardwood flooring and sky light, dual aspect to rear and side, double set of uPVC double glazed sliding doors leading to rear garden



FIRST FLOOR

LANDING:

Access hatch to roofspace, frosted glass window

FAMILY BATHROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap and vanity unit, part tiled walls, tiled floor, walk in shower with fixed glass door, shower with themrostatic control valve, telephone attachment and rainfall headset, frosted glass picture window, chrome heated towel rail, low voltage recessed spotlighting and extractor fan



BEDROOM (1):
12' 10" x 10' 0" (3.91m x 3.05m)

Built in slide robes and storage, mature private outlook to rear, uPVC double glazed sliding doors and access to Juliette balcony



OUTSIDE

Extensive enclosed private rear garden with fantastic views, Southerly aspect, laid in lawns, outside tap and light

DETACHED GARAGE:
25' 0" x 10' 10" (7.62m x 3.3m)

Metal up and over door, newly fitted uPVC double glazed windows to rear and side, access to gas boiler, utility area with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, plumbed for washing machine, plumbed for tumble dryer, tiled floor, tiled splashback, space for washing machine, garage with light and power



BEDROOM (2):
13' 3" x 10' 8" (4.04m x 3.25m)

Outlook to front

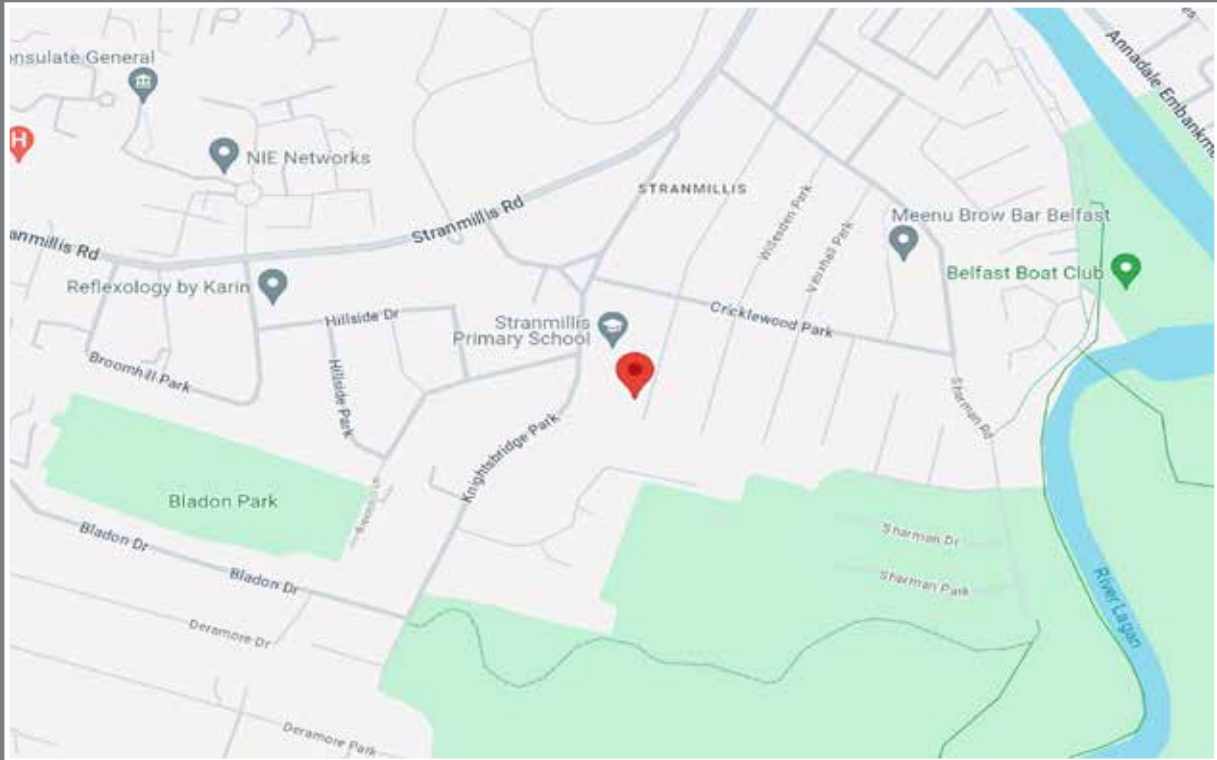


BEDROOM (3):
9' 3" x 8' 0" (2.82m x 2.44m)

Built in storage and outlook to front



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

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