

# For Sale

Asking Price: £179,950

SimonBrien



51 Sandhurst Drive  
Belfast  
County Antrim  
BT9 5AZ

[simonbrien.com](http://simonbrien.com)



Sandhurst Drive is exceptionally well located in the heart of Stranmillis, within walking distance of all local amenities, Queen's University, and Belfast City Centre.

The property provides well appointed accommodation with, two double bedrooms, open plan living / dining, together with kitchen and shower room

Likely to be of interest to the first time buyer or professional couple in today's market viewing is by private appointment through our South Belfast office on 028 9066 8888.



### Special Features & Services

- Attractive Red Brick Mid Terrace
- Well Appointed Accommodation Throughout
- Two Double Bedrooms
- Spacious Open Plan Living / Dining
- Fitted Kitchen
- Shower Room
- Gas Central Heating
- Popular & Sought After Location In The Heart Of Stranmillis Village
- Within Walking Distance Of Queen's University & Belfast City Centre
- Ideal First Time Buy
- Viewing by Private Appointment

### Accommodation

#### Ground Floor

##### Living/Dining

25'3" x 10' (7.7m x 3.05m):

##### Kitchen

10'8" x 8'11" (3.25m x 2.72m):

#### First Floor

##### Bedroom 1

13'2" x 10'7" (4.01m x 3.23m):

##### Bedroom 2

11'2" x 7'8" (3.4m x 2.34m):

##### Shower Room

Shower enclosure, WC and wash hand basin





#### VALUER

Mark Leinster  
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#### MORTGAGE ADVICE

Crawford Mulholland Financial  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	67 D	62 D
21-38	F		
1-20	G		

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