



MAYERS
REAL ESTATE

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1A RICHMOND PARK
BELFAST BT9 5EF
COUNTY ANTRIM

STRANMILLIS AREA



£625,000

IN THE HEART OF BELFAST

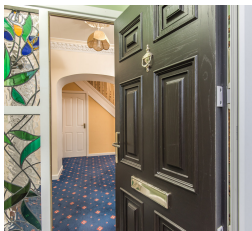
Within walking distance
of Queen's University and
Botanic Gardens

BRIGHT FAMILY HOME

A spacious house once
home to a vibrant family
of 8

PRIME LOCATION

Perfect opportunity for
redevelopment, HMO or
B&B/Guest House





THE HOUSE

- 6 Bedrooms
- 4 Reception rooms
- Kitchen / living / dining area
- Integral Garage
- Self contained apartment with own door access
- Private driveway where 6 cars can comfortably park
- Ground floor W/C
- Cavity wall insulation throughout



THE GARDEN

- Plenty of outdoor space
- Garden to the side of house
- Very private
- Entire plot is secured behind custom made steel railings and hedges
- Terraced flower beds
- The terraced walls are constructed using the reclaimed granite setts from the Belfast Trams



THE LOCATION

- Beside Stranmillis Primary School
- 0.3 miles to Ulster Independent Clinic
- 1 minute drive to Stranmillis village
- 2.5 miles to Belfast city centre
- Walking distance to Botanic Gardens, Stranmillis boat and Tennis club and the Lagan Meadows
- Beside a main bus stop
- A few minutes drive to the M1 Motorway and easy access to the M2 and M3
- 5 miles from Belfast City Airport



LIVING ROOM

- Ornate cornicing
- Double glazed windows with views onto the front of house and garden to the side
- Wooden floor
- Marble fireplace
- Formal dining area or space for children's play area or soft seating area



KITCHEN / DINING

- Double glazed windows
- Fitted kitchen
- Dining area
- Integrated oven & appliances
- Gas hob





DRAWING ROOM

- Double glazed windows
- Spacious drawing room
- Flooded with natural light
- Quiet and tucked away from the bustle of the rest of the house
- Could be used as an additional bedroom



ADDITIONAL GEMS ON THE GROUND FLOOR

- Home office or additional bedroom
- Ground floor WC
- Spacious hallway
- Utility room with fitted units, appliance plumbing, Belfast sink and doors to integral garage and apartment





BEDROOMS

There are 6 bedrooms in this home all of generous size. 2 bedrooms come complete with en-suites and 1 with shower and hand basin.



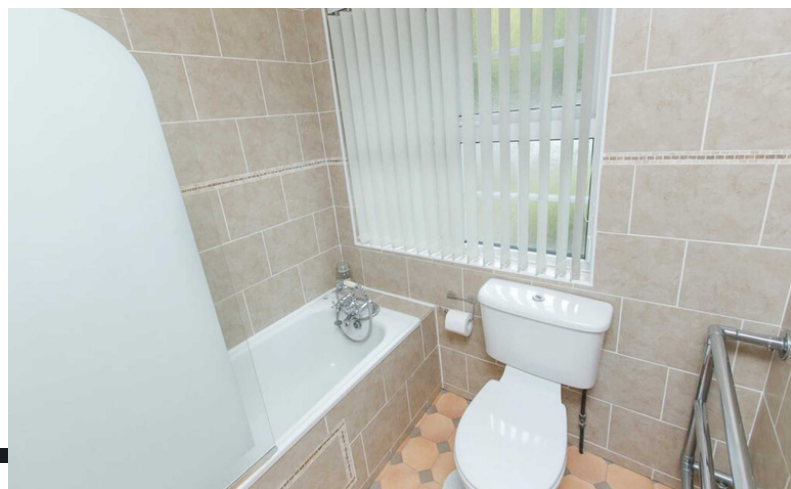


MASTER BEDROOM This is a spacious bedroom with built in closets and an en-suite with shower cubicle.



FAMILY BATHROOM

*TIME TO DREAM ABOUT
YOUR NEW FUTURE*





BEDROOM 2 & 3

Above: Large double bedroom with built in closets and en-suite.
Below: Spacious double bedroom with loads of natural light.



MAKING YOUR FUTURE LIFE POSSIBLE



BEDROOM 4 & 5 Above: Beautiful double bedroom with fitted closet and wash hand basin.
 Below: Comfortable bedroom with plenty of natural light.



RELAX IN COMFORT

At the end of a busy day, there's no place like home.

LIVE IN LUXURY

A beautiful spacious home with fantastic grounds and features.

CHOOSE YOUR LIFESTYLE

Perfect plot to customise and make this home your own.



THE APARTMENT

- Self contained apartment
- Own door access from the garden
- Living room
- First floor bedroom with solid oak floor
- Double doors opening on to the garden
- En-suite bathroom with marble floor and shower
- Perfect for guests staying for the weekend
- Small fully plumbed utility room with fridge





THE SPACE

1A Richmond Park has been designed with space and comfort in mind.

This family home has something special for all the family to enjoy whether it's a birthday party marquee in the garden or a dinner party with friends.

Richmond Park makes it simple and safe for children to catch the bus to school or walk just a few yards to Stranmillis P.S.

The location is perfect for you and your family's needs all year round.



GROUND FLOOR

LIVING ROOM	5.97m X 4.09m (19' 0" x 13' 5")
DRAWING ROOM	5.61m x 4.01m (18' 5" x 13' 2")
DINING ROOM	4.01m x 3.4m (13' 2" x 11' 2")
STUDY	2.74m x 2.36m (9' 0" x 7' 9")
KITCHEN & DINING AREA	8.08m x 3.96m (26' 6" x 13' 0")
APARTMENT LIVING ROOM	5.03m x 4.14m (16' 6" x 13' 7")
APARTMENT BEDROOM (6)	4.47m x 4.14m (14' 8" x 13' 7")

FIRST FLOOR

MASTER BEDROOM	5.33m x 3.28m (17' 6" x 10' 9")
BEDROOM 2	5.36m x 3.58m (17' 7" X 11' 9")
BEDROOM 3	4.5m x 3.28m (14' 9" x 10' 9")
BEDROOM 4	5.18m x 3.42m (17' 0" x 11' 3")
BEDROOM 5	2.74m x 2.13m (9' 0" x 7' 6")

SECOND FLOOR

THE LOFT	Partially floored with stair access
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OUTSIDE

INTEGRAL GARAGE	4.36m x 3.66m (14' 5" x 12' 0")
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THE OPPORTUNITY

HMO INVESTMENT

Popular area for multiple occupancy accommodation

GUEST HOUSE

Significant demand for short stay in the hospitality industry

SITE RE-DEVELOPMENT

The house sits on a large lot creating potential for redevelopment

HOUSE OF MULTIPLE OCCUPANCY (HMO)

There are 2 universities in Belfast; Queen's University and Ulster University, creating a student population of circa 48,000 and therefore a growing demand of accommodation.

The location of 1A Richmond Park makes it an idea option for young professionals to house share. The house is a mere 3 minute drive from the Ulster Independent Clinic and a short distance from the Royal Victoria and City hospitals.

The accessibility of this property, immediately beside the bus stop on the main bus route, makes it ideal for people to use public transport and easily access the house.

GUEST HOUSE INVESTMENT POTENTIAL

Due to the increasing demand for hospitality accommodation in the city, this property presents an excellent guest house opportunity.

According to NI Tourist Board there are over 1.5 million overnight trips per year made to Northern Ireland contributing £334 million to the economy (2016).

There are also over 77 conferences held each year in Belfast representing an economic benefit of £42 million to the city region.

Between 2014 and 2016 over 215,000 business visitors made overnight business trips to Belfast.

NI was voted the number one region in the world to visit in 2018 by Lonely Planet 2017 and was named one of the top places to travel for food in the world by National Geographic in 2016.

RE-DEVELOPMENT

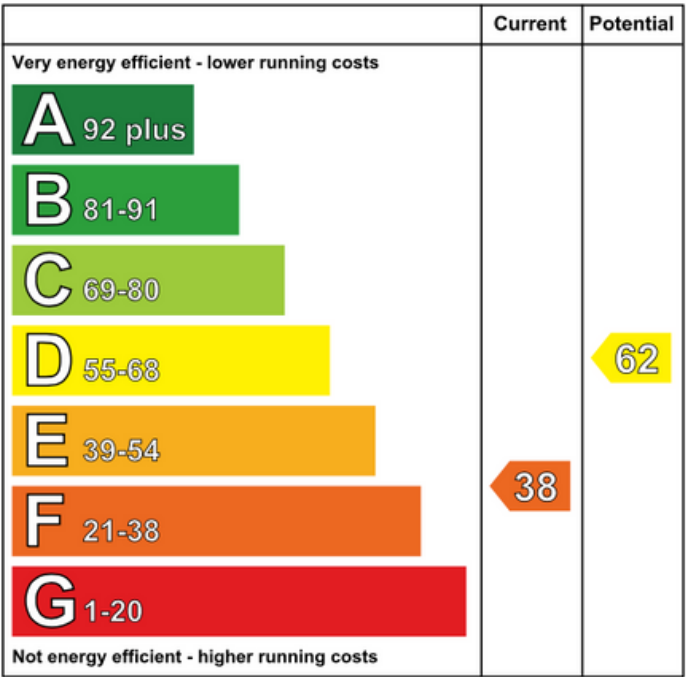
Stranmillis is a popular area within the BT9 area of Belfast where few new homes have been built in recent years. The size of lot at 1A Richmond Park has potential for the development of multiple new homes or apartments in a prime location in the City.



ENERGY PERFORMANCE DATA

RIGHT: Energy Efficiency Rating

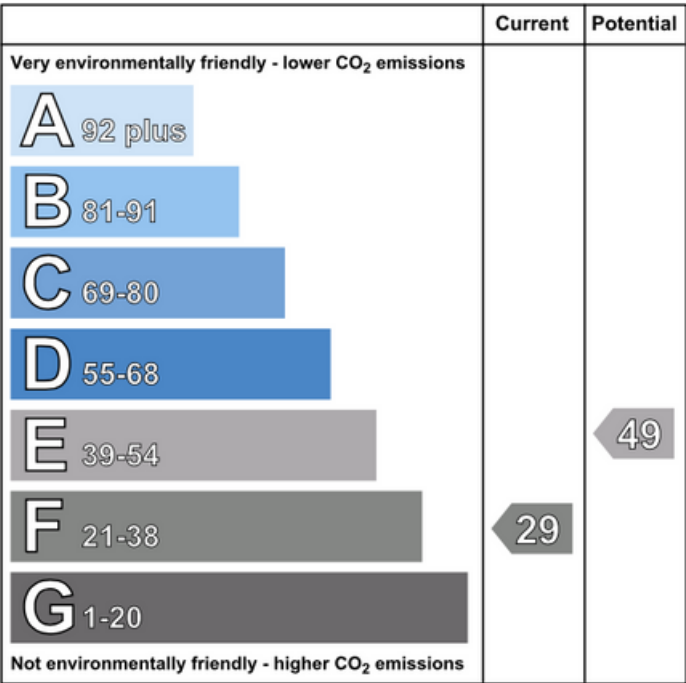
BELOW: Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home



	Current	Potential
Energy use	256 kWh/m² per year	157 kWh/m² per year
Carbon dioxide emissions	17 tonnes per year	11 tonnes per year
Lighting	£143 per year	£143 per year
Heating	£2,545 per year	£1,531 per year
Hot water	£328 per year	£162 per year

RIGHT: Environmental Impact (CO2) Rating

A full Energy Performance Certificate is available on request.





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"MAKING YOUR FUTURE LIFE POSSIBLE"

MEMORIES

"New home, new
adventure, new
memories"

HOME

"A house is made of bricks
& beams but a home is
made with love & dreams"

FUTURE

"Time for you to take a
new journey to create a
new future"