



Broughton Park is a wide, quiet tree-lined street situated directly opposite Ormeau Park and golf course. Number 13 occupies a generous and bright site.

As soon as you enter the reception hall you get a feel for the warmth and character this period home exudes.

This substantial semi has recently been the subject of a comprehensive yet sympathetic and thoughtful refurbishment. Finished to an exacting standard both inside and out, a prospective purchaser has little to do but move in and enjoy this lovingly family home.

The Living room to the rear with the open-plan aspect to kitchen extension forms the heart of the property, providing an ideal focal point for modern living. Whilst the house boasts many contemporary fixtures and fittings, the period features have been retained or enhanced where possible.

Offers Over  
£340,000

13 Broughton Park,  
BELFAST,  
BT6 0BD

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Attractive, Extended Semi-Detached Property
- Ideal Location in the heart of Ormeau/Ravenhill
- Entrance Hall with Utility Cupboard & Understair Storage
- Five Bedrooms, Spread over Two Floors
- Bright & Spacious Lounge with Bay Window
- Separate Living Room with Feature Fireplace & Access to Rear
- Kitchen with Appliances, Open to Dining Area
- Spacious Luxury Family Bathroom on First Floor
- Separate Shower Room on Second Floor
- GFCH / Smart Thermostats for Ground Floor & First Floor
- uPVC Double Glazing Throughout
- Converted Garage, Ideal for Workspace/Office/Sunhouse
- Off-Street Driveway Parking to Front
- Superb, South Facing Low Maintenance Rear Garden
- Close to Excellent Local Schools, Amenities and Parks
- Excellent Decorative Order Throughout



ENTRANCE HALL: Wooden front door with stained glass inset. Under stairs storage cupboard. Wood panelling. Electric cupboard.

LOUNGE: 14' 7" x 17' 8" (4.451m x 5.374m) (Into Bay) Picture Rail.



LIVING ROOM: 20' 1" x 10' 4" (6.116m x 3.145m) Cornice ceiling. Feature stain glass window. Original feature fireplace with cast iron surround and tiled hearth. Glazed sliding double doors to rear.



KITCHEN OPEN PLAN TO DINING: 23' 6" x 7' 11" (7.150m x 2.402m) Modern range of high and low level units. Laminate work surface. Single drainer sink unit with mixer taps. Space for fridge freezer. Plumbed for dishwasher. 'Kenwood' double range and 5 ring gas hob, Extractor fan. Fully tiled floor, part tiled walls. Open plan to dining area. Housing for gas boiler. Glazed door to rear.



BATHROOM: White suite comprising dual flush WC, vanity unit with ceramic sink and chrome mixer taps. Wall mounted light up mirror. Panelled bath with chrome mixer taps. Glazed shower cubicle with thermostatic 'rain' head shower. Chrome heated towel rail. Fully tiled floor. Ceramic tiled floor.



LANDING: Large storage cupboard with shelving.

BEDROOM (1): 13' 6" x 11' 3" (4.102m x 3.432m) (Into Bay) Cornice ceiling



BEDROOM (2): 11' 4" x 9' 8" (3.452m x 2.941m)



BEDROOM (3): 9' 9" x 8' 10" (2.982m x 2.690m)



BEDROOM (4): 9' 3" x 9' 1" (2.809m x 2.760m) Eaves storage.

BEDROOM (5): 13' 3" x 7' 1" (4.028m x 2.147m) Skylight. Eaves storage.

SHOWER ROOM: White suite comprises dual flush WC. Pedestal wash hand basin with chrome mixer taps. Shower cubicle with electric shower. Chrome heated towel rail. Fully tiled walls. Fully tiled floor.



GARAGE: 21' 5" x 10' 2" (6.530m x 3.106m) Sliding glazed doors. Power and light. Plumbed for hot & cold water. Plumbed for gas. Wired for internet/wifi connection.

## Outside

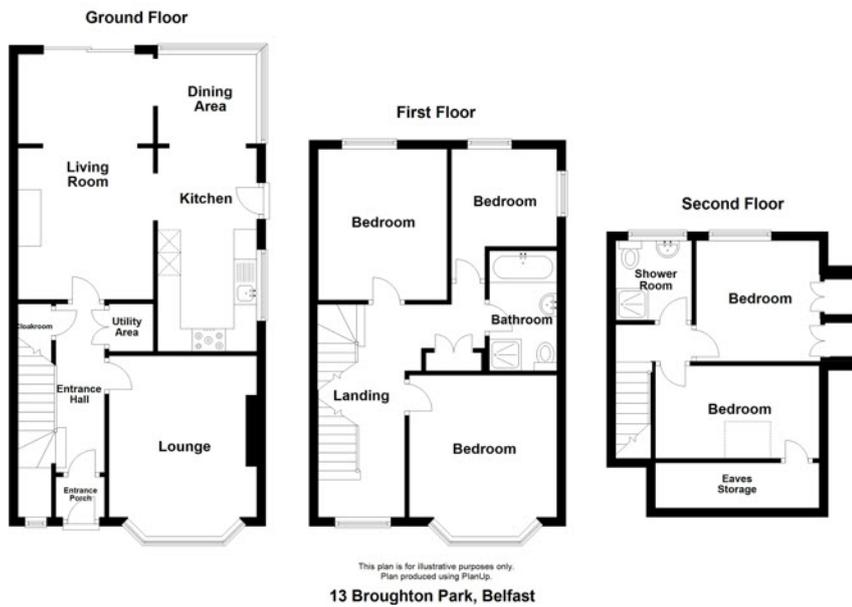
FRONT: Garden laid in Artificial grass. Mature shrubs. Off-street parking.

REAR: Enclosed south facing rear garden laid in artificial grass. Brick paver patio area and additional artificial grass area to side. Mature shrubbery. Surrounding fencing. Access to front and side. Outside tap and light. External gas tap - ideal for outdoor kitchen/BBQ area.



Location:

Broughton Park runs between Ravenhill Road and Ardenlee Avenue.



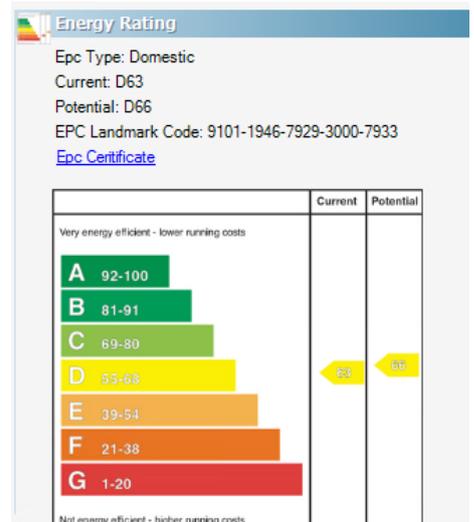
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