



Stunning, extended semi-detached property situated a quiet cul-de-sac location in the heart of the ever popular Stranmillis area, within walking distance to many local amenities including the primary school, the Tow Path, Belfast Boat Club and the Cutters Wharf.

The property is beautifully finished and presented by its current owners, providing bright and spacious internal accommodation. The extension allows for an excellent open plan kitchen/living space which is complemented by a good sized lounge and downstairs WC. On the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally there is privately enclosed rear garden with patio area, detached garage with driveway parking to the front.

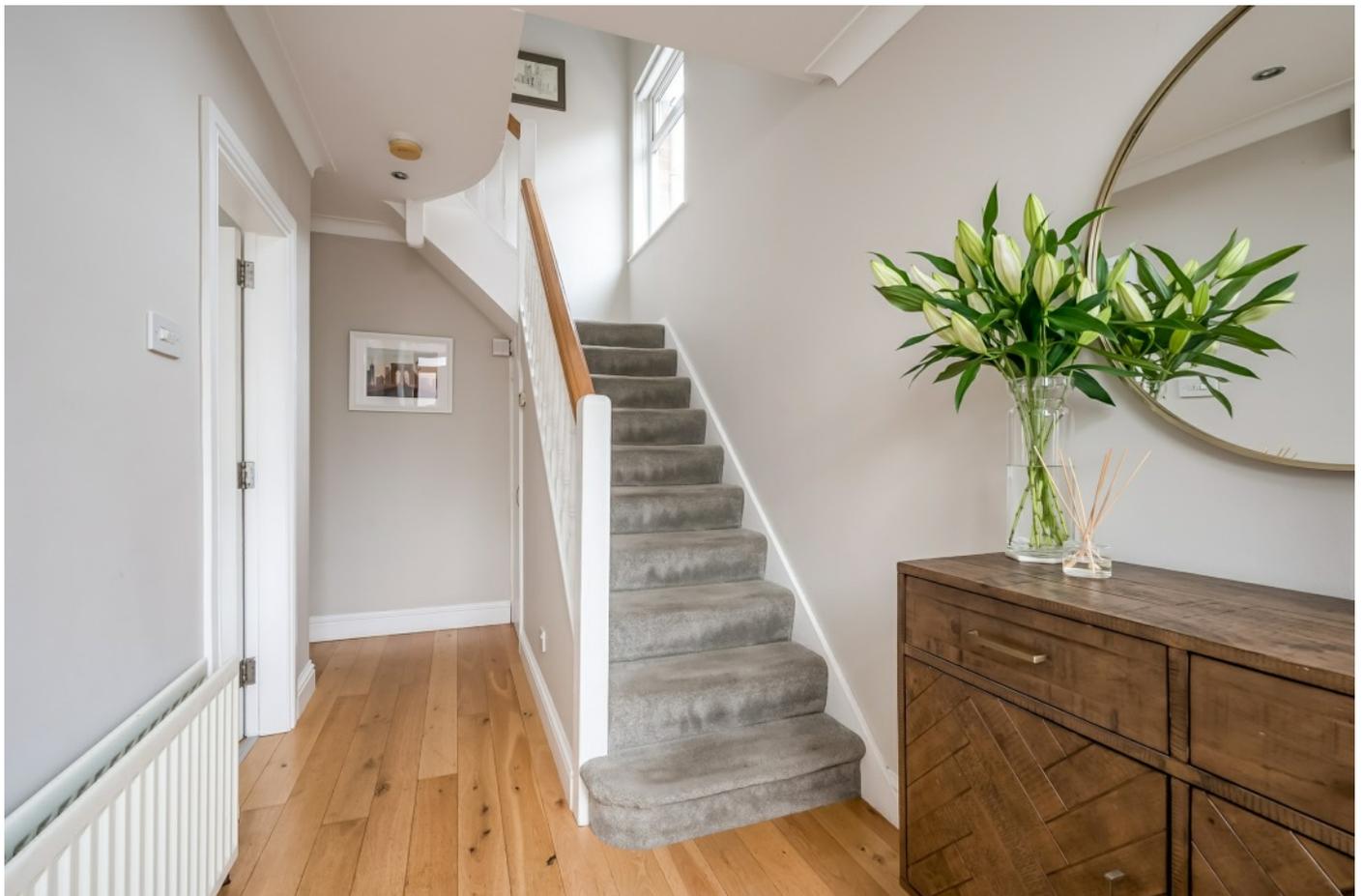
All in all a fantastic home which is sure to attract the interest of a wide range of prospective purchasers and internal inspection is highly recommended.

Offers Over
£335,000

36 Vauxhall Park,
Stranmillis,
Belfast,
BT9 5HB

Viewing by
appointment
through agent
028 9066 3030

- Beautiful Bay Fronted Red Brick Extended Semi Detached Property in a Highly Sought After Location
- Bright, Spacious Lounge with Bay Window and Stone Fireplace
- Extended Living Room & Dining Room Open Plan to a Modern Fully Fitted Kitchen
- Three Well-Proportioned Bedrooms
- Contemporary Family Bathroom
- Detached Garage and Additional Driveway Parking
- Gas Fired Central Heating/Double Glazed Windows
- Front Garden and Enclosed Rear Garden in Lawns with Decked Patio Area
- Convenient Location Close to Leading Schools and Public Transport Links
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Glazed front door with side panels to . . .

ENTRANCE HALL: Oak strip floor, cornice ceiling, storage under stairs.



LOUNGE: 14' 2" x 11' 9" (4.32m x 3.58m) (into bay). Stone fireplace, cornice ceiling, built-in shelves.



OPEN PLAN LIVING/DINING ROOM: 17' 10" x 9' 10" (5.44m x 3m) Oak strip floor, sliding door to garden. Open plan to . . .



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MODERN KITCHEN: 14' 7" x 7' 6" (4.44m x 2.29m) Modern range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, integrated Neff dishwasher, four ring gas hob, stainless steel extractor hood, Neff stainless electric oven, integrated fridge freezer, part tiled walls, ceramic tiled floor.



First Floor

BEDROOM (1): 14' 3" x 10' 4" (4.34m x 3.15m) Built-in drawers and wardrobe.



BEDROOM (2): 10' 11" x 10' 2" (3.33m x 3.1m) Cornice ceiling.



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BEDROOM (3): 8' 10" x 7' 7" (2.69m x 2.31m) Built-in cupboard.



MODERN BATHROOM: Panelled bath with telephone hand shower, fully tiled corner shower cubicle, wash hand basin, low flush wc, heated towel rail, part tiled walls, ceramic tiled floor.



Outside

Rear garden in lawns with extensive decked area with feature lighting.

DETACHED GARAGE: 18' 3" x 9' 0" (5.56m x 2.74m) Light and power, utility area, plumbed for washing machine.



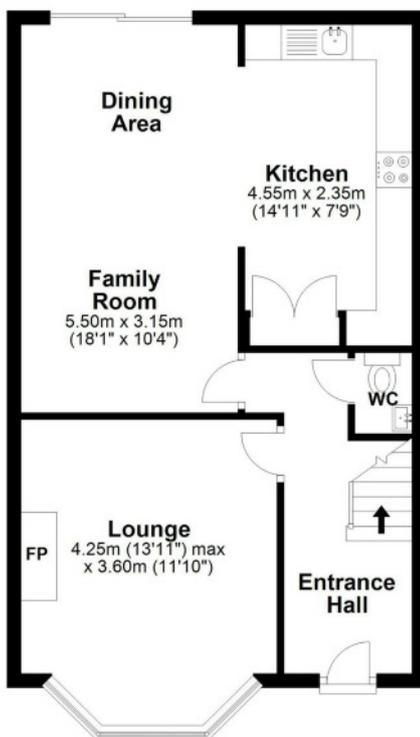
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Location:

From Stranmillis Road turn into Sharman Road and Vauxhall Park is the third on the right hand side, continue across junction with Cricklewood Park and property is on the left hand side.

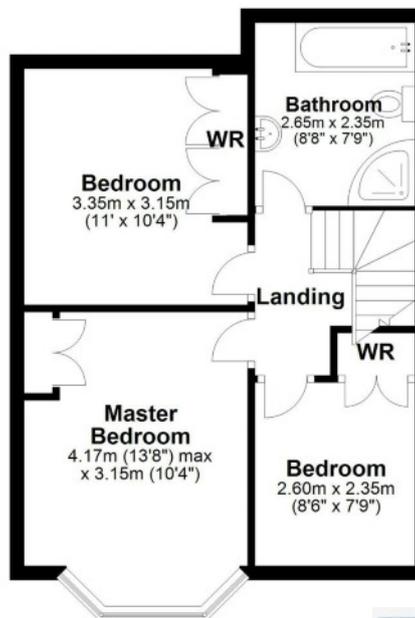
Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



First Floor

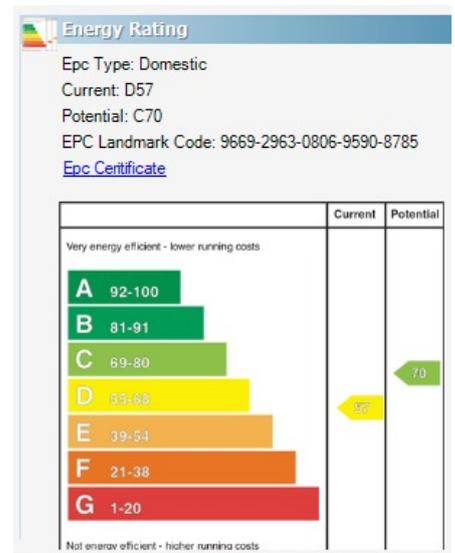
Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 97.0 sq. metres (1044.5 sq. feet)

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

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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