



This attractive red brick semi-detached property occupies a superb situation in one of the most sought after locations and is extremely convenient to the many local amenities including shops, public transport, schools and the Lagan towpath for the outdoor enthusiast.

The property offers bright, well balanced accommodation throughout with spacious reception room, good sized dining room and fully fitted kitchen. Upstairs are three well-proportioned bedrooms including a white family bathroom suite. Additional features include oil heating and double glazing throughout.

Externally is a privately enclosed rear garden, detached garage and driveway parking to the front. Early viewing is a must as recent sales in this particular area have proved extremely successful.

Offers Over
£295,000

18 Prince Edward Drive,
BELFAST,
BT9 5GB

Viewing by
appointment
through agent
028 9066 3030

- Spacious semi-detached property in a quiet Cul-De-Sac location in the ever popular Stranmillis
- Bright lounge and separate dining room with feature fireplace
- Fitted kitchen with good range of high and low level units
- Three well-proportioned bedrooms
- White bathroom suite
- Privately enclosed rear garden
- Detached garage; Driveway parking to the front
- Ideal for a range of potential buyers, Early viewing highly recommended

The Property Comprises:

Ground Floor

uPVC double glazed front door and side lights to:

RECEPTION HALL: Cornice ceiling. Storage under stairs.

LIVING ROOM: 12' 5" x 11' 5" (3.78m x 3.48m)

Tiled fireplace and hearth. Outlook to front, cornice ceiling.

DINING ROOM: 12' 5" x 10' 3" (3.78m x 3.12m)

Pine surround fireplace, cast iron inset, tiled hearth, cornice ceiling. Low voltage spotlights.

KITCHEN: 9' 2" x 7' 4" (2.79m x 2.24m) Range of

high and low level pine units, laminate work tops, plumbed for washing machine, part tiled walls, stainless steel single drainer sink unit with mixer taps, space for cooker, extractor fan above, ceramic tiled floor, uPVC double glazed access door to side.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 12' 6" x 10' 5" (3.81m x 3.18m) (at widest points). Built-in cupboards. Outlook to front.

BEDROOM (2): 12' 5" x 10' 4" (3.78m x 3.15m) (at widest points). Built-in cupboard.

BEDROOM (3): 9' 4" x 7' 4" (2.84m x 2.24m) Built-in cupboard.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower screen and built-in electric shower unit, fully tiled walls, ceramic tiled floor. Hotpress with copper cylinder, shelving above.

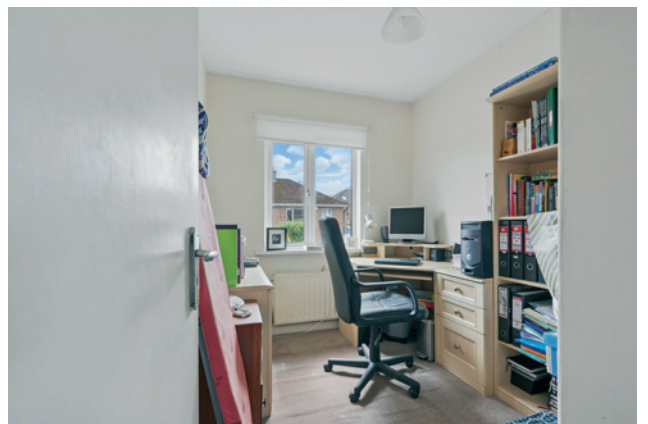
Outside

Front garden laid in lawns with boundary hedging.

Tarmac driveway with off-street parking leading to:

GARAGE:

Back garden laid in lawns with boundary hedging, oil PVC storage tank. Water tap.

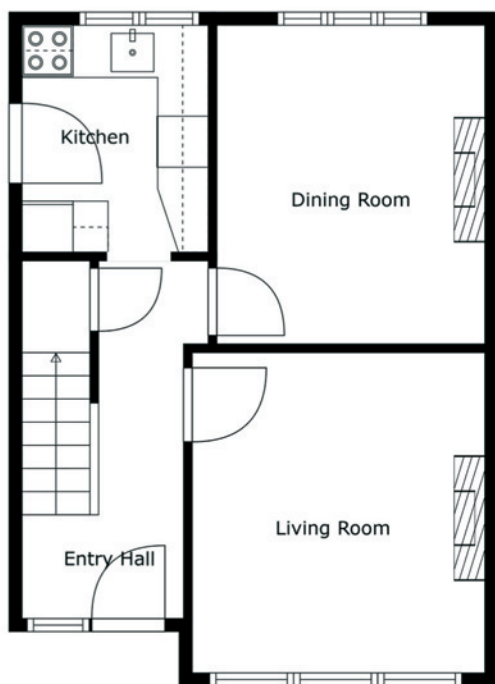


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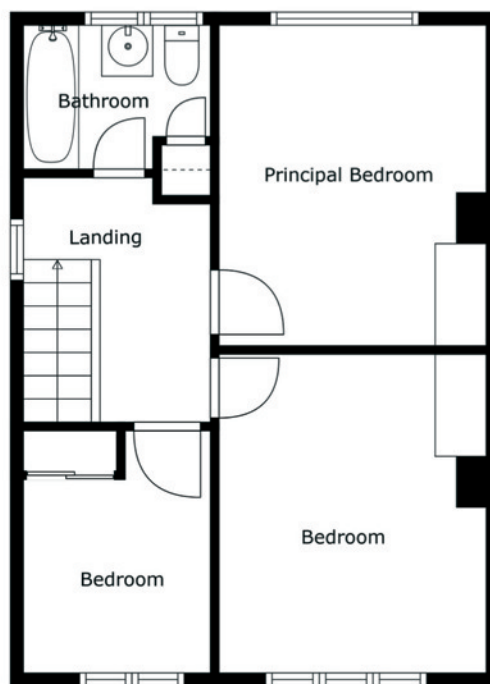
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Location:

From the Stranmillis Road turn into Sharman Road, take first left into Lucerne Parade then first right into Prince Edward Park. Prince Edward Drive is then the third street on the right.



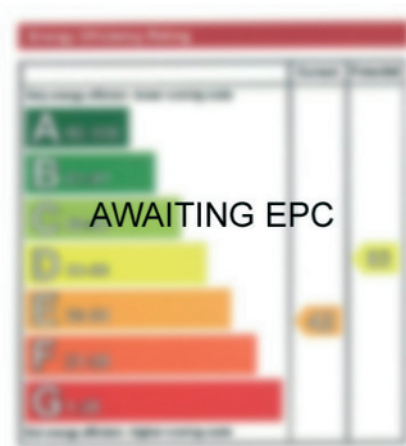
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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