



This attractive extended detached home occupies an excellent cul de sac location backing directly onto Lagan Meadows within the much sought after residential Stranmillis area. There are a host of amenities virtually on one's doorstep including the Lagan towpath, shops and Stranmillis Primary School.

The property offers generous adaptable accommodation with three reception rooms and three well proportioned bedrooms thus is ideally suited to cater for all those modern day living requirements.

Recent sales in this particular locality have proven extremely successful and with all and more this attractive home has to offer it will have wide ranging appeal with early inspection highly recommended so as not to miss out on this sale opportunity.

Offers Over  
£325,000

28 Sharman Park,  
Stranmillis,  
Belfast,  
BT9 5HJ

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Viewing by  
appointment  
through agent  
028 9066 3030



- Attractive Extended Detached Home in Extremely Sought After Residential Location
- Generous Lounge with Feature Fireplace & Oak Flooring
- Separate Dining Room with Matching Oak Flooring
- Open Archway to Bright Airy Family Room Leading to Garden
- Fitted Kitchen with Range of Built-in Appliances
- 3 Well Proportioned First Floor Bedrooms
- Fitted Bathroom with White Suite
- Oil Fired Central Heating/uPVC Double Glazed Windows
- Ideal Layout for Modern Day Living & Priced for Some Updating
- Driveway Parking/ Large Attached Garage with Adjoining Office/Utility Room
- Front Garden & Good Sized Rear South Facing Patio Garden with Open Aspect onto Lagan Meadows
- Cul de Sac Location yet Extremely Convenient to Host of Amenities
- Lagan Towpath, Shops, Transport Links & Stranmillis Primary School Virtually on One's Doorstep

The Property Comprises:

### Ground Floor

Hardwood front door with double glazed side and over panel to . . .

ENTRANCE PORCH: Ceramic tiled floor, low voltage light, cloaks area.

LOUNGE: 16' 11" x 12' 5" (5.16m x 3.78m) (at widest points). Feature marble fireplace, solid oak floor, cornice ceiling.



DINING ROOM: 15' 9" x 8' 3" (4.79m x 2.51m) Matching solid oak floor.



Open archway to . . .

FAMILY ROOM: 18' 7" x 11' 0" (5.67m x 3.36m) (at widest points). Matching solid oak floor, oak effect uPVC double glazed door to rear, sloping ceiling with low voltage lights and double glazed Velux windows giving additional natural light, views over Belfast.



FITTED KITCHEN: 15' 9" x 8' 3" (4.81m x 2.51m) (at widest points). Extensive range of high and low level units, 1.5 bowl single drainer Franke sink unit, work surfaces, Creda four ring ceramic hob, extractor fan and canopy, matching Creda oven underneath, space for fridge freezer, built-in wine rack, ceramic tiled floor, part tiled walls, low voltage spotlights, under stairs storage, uPVC double glazed door to outside.



First Floor

SPACIOUS LANDING: Cornice ceiling, shelved hotpress.



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BEDROOM (1): 14' 7" x 9' 8" (4.45m x 2.94m) (at widest points). Double built-in robe.



BEDROOM (2): 12' 7" x 9' 8" (3.83m x 2.95m) Double built-in robe, views over Lagan Meadows.



BEDROOM (3): 10' 4" x 7' 1" (3.14m x 2.16m) Access to partly floored roofspace with light.

BATHROOM: White suite comprising panelled bath, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, low voltage spotlights, access to roofspace.



## Outside

Front garden in lawn and beds with border hedging and boundary wall. Driveway to . . .

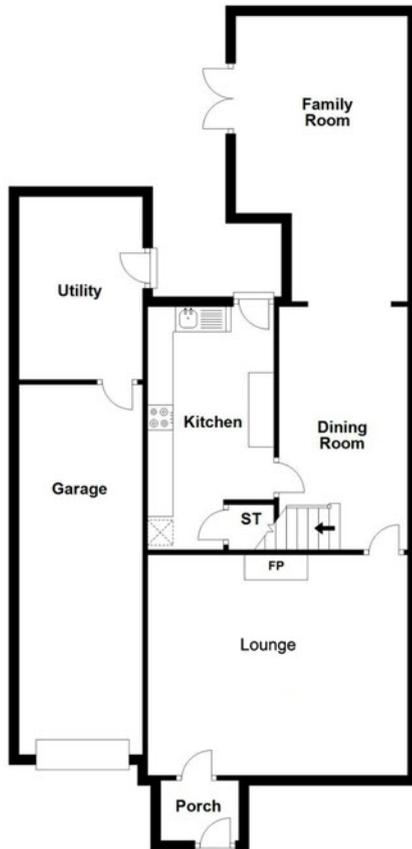
ATTACHED GARAGE 24' 3" x 8' 1" (7.40m x 2.46m) (at widest points). Roller shutter door, oil fired boiler, built-in shelving, double glazed Velux window. Door to . . .

OFFICE/UTILITY ROOM: 12' 0" x 7' 11" (3.66m x 2.41m) (at widest points). Plumbed for washing machine, uPVC double glazed door to rear.

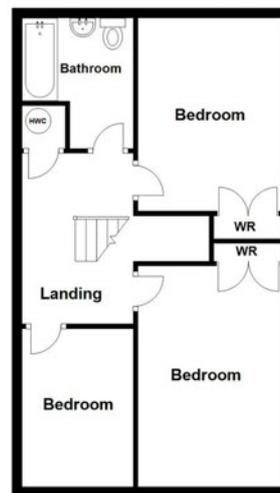
Good sized south facing rear patio garden with open aspect onto Lagan Meadows, views over Belfast, outside tap, oil tank.



**Ground Floor**  
Approx. 95.8 sq. metres (1031.6 sq. feet)



**First Floor**  
Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 144.8 sq. metres (1558.4 sq. feet)

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

Location:

From Stranmillis Road turn into Sharman Road. Continue to bottom and Sharman Park is on the right.

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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**Energy Rating**

Epc Type: Domestic  
 Current: E40  
 Potential: D65  
 EPC Landmark Code: 0230-3006-5206-4329-9200  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		65
E 39-54	40	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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