



Nestled within a quiet residential cul-de-sac, this exceptional semi-detached villa offers luxurious living with unrivalled convenience. Situated just moments away from the vibrant Ormeau Road, Queen's University, City Hospital and Belfast city centre are all within walking distance.

This home has been refurbished to a high standard. The ground floor boasts a living room, modern fully fitted kitchen complete with breakfast island that flows into ample dining area offering ideal space for entertaining.

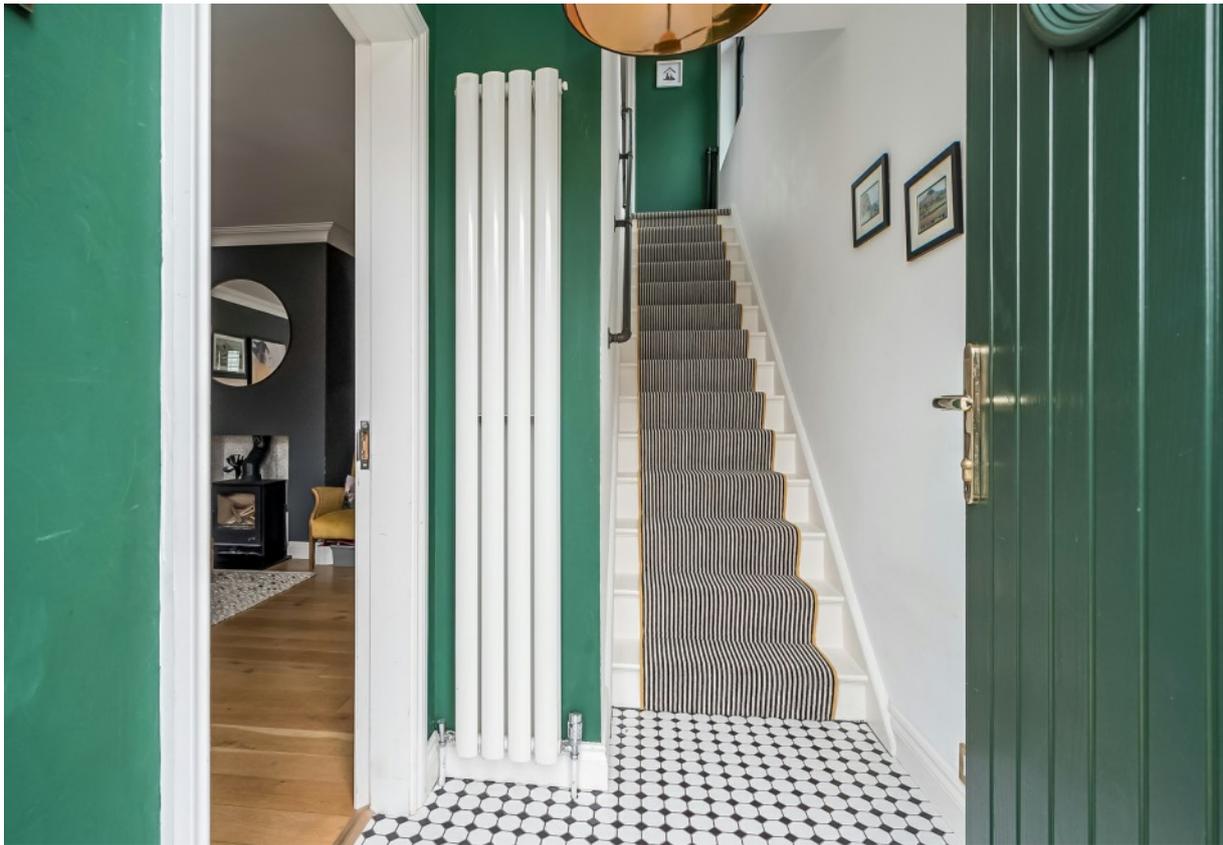
Upstairs are three generous bedrooms and a modern bathroom with white suite. Outside enjoys a south facing rear garden ideal for soaking up the sun and an excellent degree of privacy.

Early viewing of this exceptional property is strongly recommended to fully appreciate all it has to offer.

Offers Over
£295,000

12 Sunnyside Crescent,
Sunnyside Street,
Belfast,
BT7 3DB

Viewing by
appointment
through agent
028 9066 3030



- Beautifully presented semi-detached property situated in quiet cul-de-sac
- Well-positioned within walking distance to the vibrant Ormeau Road and Belfast city centre with all its local amenities
- Good sized living room with cast iron wood burning stove
- Modern fully fitted kitchen with breakfast island open to ample dining area with sliding doors to rear garden
- Three well-proportioned bedrooms
- Modern bathroom with white suite
- Additional summer house ideal for home office
- uPVC triple glazed windows to front/double glazed windows to rear/gas fired central heating
- CAT 6A structured cabling system for television and internet distribution
- Delightful south facing rear garden ideal for outdoor entertaining
- Driveway with off-street parking

The Property Comprises:

Ground Floor

Composite front door with glazed inset to . . .

RECEPTION HALL: Ceramic tiled floor, floor to ceiling radiator.



LIVING ROOM: 13' 9" x 13' 7" (4.19m x 4.14m) Oak wood floor, cast iron wood burning stove with granite hearth, built-in shelving, cornice ceiling, storage downstairs.



Glazed door through to . . .

KITCHEN/LIVING/DINING AREA: 19' 9" x 18' 5" (6.02m x 5.61m) (at widest points). Modern fully fitted kitchen with excellent range of high and low level units with brass handles, solid wood worktops, stainless steel 1.5 bowl sink unit with brass Fohen hot water tap, integrated five ring gas hob with extractor fan above, part tiled walls, concealed lighting, built-in high level double oven, built-in larder cupboard, plumbed for washing machine, open display unit with low voltage spotlights, breakfast island with solid worktops, integrated dishwasher, built-in breakfast bar and wine rack. Open to ample dining area with oak wooden floor, two Velux windows, built-in seating area. Open to family room, uPVC double glazed sliding doors to rear garden.





DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, ceramic tiled floor, extractor fan.

First Floor

LANDING: Access to floored roofspace with light via Slingsby type ladder, built-in Worcester gas fired boiler, excellent storage.

BEDROOM (1): 12' 6" x 9' 6" (3.81m x 2.9m) Laminate wooden floor, views to Antrim Hills, built-in shelving



BEDROOM (2): 9' 6" x 9' 5" (2.9m x 2.87m) Laminate wood flooring, built-in wardrobe with pull-out drawers.



BEDROOM (3): 9' 5" x 7' 3" (2.87m x 2.21m) Laminate wooden floor.



BATHROOM: White suite comprising low flush wc, free standing oval bath with mixer tap, raised heated towel rail, built-in shower cubicle with overhead shower unit and additional attachment, vanity unit with mixer tap and built-in cabinet below, ceramic tiled floor, fully tiled walls, alcove display, extractor fan.



Outside

Front driveway with off street parking laid in loose stone with raised flower beds with sleepers and mature plants. Enclosed south facing rear garden with afternoon and evening sun, laid in lawn with raised timber decked area ideal for barbecuing and outdoor entertaining, additional decking, loose bark area ideal for children at play, built-in sandpit, outdoor electric, access to . . .
HOME OFFICE/SUMMER HOUSE/WORKSHOP: 15' 5" x 7' 4" (4.7m x 2.24m) Light and power, used as gym.

Side covered area ideal for storage, access to front.





SIZES AND DIMENSIONS ARE APPROXIMATE.

Location:

Travelling from the embankment along Sunnyside Street, Sunnyside Crescent is located on the right hand side and No. 12 is located on the left hand side.

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

Energy Rating

Epc Type: Domestic

Current: C70

Potential: C71

EPC Landmark Code: 2050-3304-6140-0506-4801

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	70	71
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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