



Located just off Stranmillis Road, this attractive red brick semi detached home is perfectly positioned to take full advantage of the amenities in this popular locality; village shops, Cutters Wharf, Belfast Boat Club and Lagan Valley Towpath.

The property has been extensively refurbished and finished to an exceptional level of specification throughout and tastefully presented by the current owner. The property comprises; entrance hall with atmospheric feel and shower room, excellent sized lounge open plan to dining room with engineered oak floor and wood burner. Stunning German handleless kitchen with quartz work surfaces and range of integrated appliances with double doors to landscaped rear garden and separate utility room. There are four well proportioned bedrooms (one currently fitted with Raumplus robes as a dressing room) and modern bathroom.

Externally the property offers Exposa driveway parking for one car, landscaped front and rear gardens with beds in shrubs and bushes, rear lawns with timber deck sitting area and side bin store and two wooden storage sheds. Furthermore there are freshly sprayed double glazed windows, new combi gas heating and beautiful modern finish with homely feel throughout.

We anticipate demand to be high thus early viewing is encouraged.

Offers Over  
£325,000

5 Penge Gardens,  
Stranmillis,  
BT9 5GA

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Viewing by  
appointment  
through agent  
028 9066 3030



- Attractive Red Brick Semi-Detached with Stunning Level of Specification and Atmospheric Feel
- Entrance Hall with Shower Room and Under Stairs Storage
- Lounge Open Plan to Dining Room with Engineered Oak Floor and RAIS Q-TEE wood burner
- Contemporary German Handleless Kitchen with Quartz Surfaces and Range of Integrated Appliances, Breakfast Bar and Casual Living Area
- Utility Room
- Four Bedrooms (One Currently Fitted with Raumplus Robes as a Dressing Room)
- Modern Bathroom
- Beautifully Presented Throughout
- Landscaped Front and Rear Gardens with Lawns, Well Stocked Beds in Shrubs and Bushes and Timber Patio Area
- Two Wooden Storage Sheds and Bin Area to Side
- Exposed Driveway Parking for One Car
- Close to an Excellent Array of Local Amenities, The Lagan Towpath & Belfast City Centre

The Property Comprises:

Ground Floor

TILED ENTRANCE PORCH: Composite front door with glazing to . . .

ENTRANCE HALL: Engineered oak floor, understairs storage.



SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with electric shower, Porcelain tiled floor, extractor fan.



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LOUNGE OPEN PLAN TO DINING ROOM: 23' 10" x 10' 10" (7.26m x 3.3m) (at widest points).  
Wood burner, engineered oak floor, bay window. Double doors and glazing to . . .



CONTEMPORARY FITTED KITCHEN WITH CASUAL SITTING AREA: 18' 2" x 15' 7" (5.54m x 4.75m) German handleless kitchen with range of high and low level units, quartz work surfaces, integrated oven and combi oven, space for American fridge freezer, integrated dishwasher, excellent island unit with soft closing doors and cutlery drawers, Bora induction hob and extractor, breakfast bar, double doors and glazing to rear, porcelain tiled floor, Velux window.



UTILITY ROOM: 5' 10" x 5' 3" (1.78m x 1.6m) (at widest points). Work surfaces, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, extractor fan.

First Floor

LANDING: Shelved airing cupboard.



BEDROOM (1): 11' 7" x 9' 8" (3.53m x 2.95m) (at widest points).

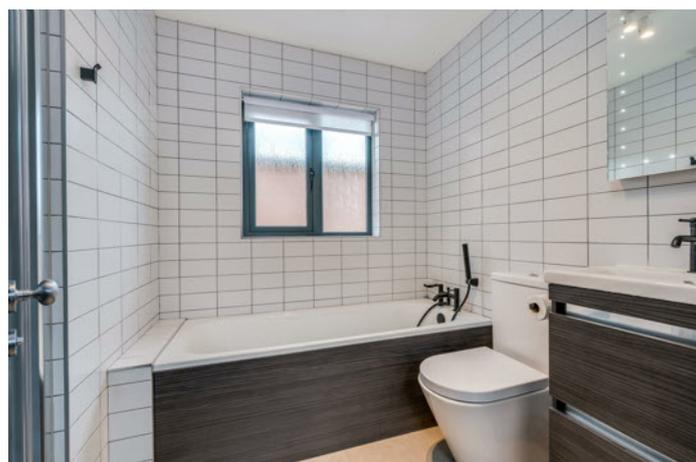


BEDROOM (2): 10' 2" x 9' 6" (3.1m x 2.9m) (at widest points).

BEDROOM (3): 10' 2" x 9' 6" (3.1m x 2.9m) (at widest points).

BEDROOM (4): 6' 7" x 6' 6" (2.01m x 1.98m) Currently used as dressing room. Raumplus fitted wardrobes with rails and radiator.

MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with hand shower, fully tiled shower cubicle with drencher shower head, fully tiled walls, ceramic tiled floor, extractor fan.

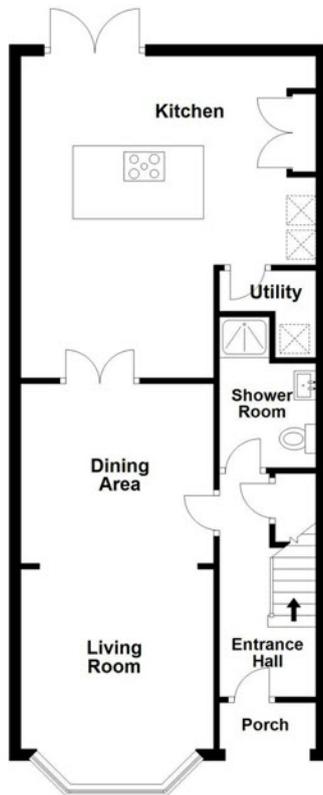


## Outside

Exposa driveway for one car. Private and enclosed south east facing rear garden which is beautifully landscaped with timber deck sitting area, lawns and well stocked beds with shrubs and bushes. Outside lighting. Bin store and two wooden storage sheds to side.



**Ground Floor**  
Approx. 63.0 sq. metres (678.6 sq. feet)



Total area: approx. 112.0 sq. metres (1205.3 sq. feet)

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

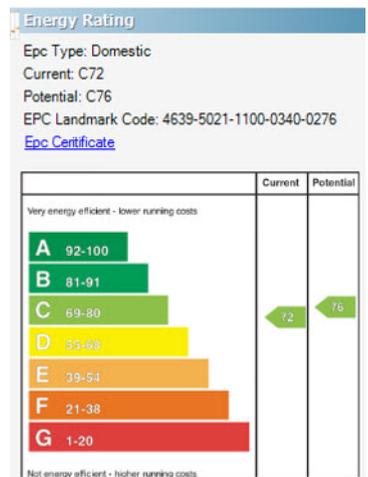
**First Floor**  
Approx. 48.9 sq. metres (526.7 sq. feet)



Location:

From the Stranmillis Road heading towards Malone Road turn left onto Sharman Road then third left into Penge Gardens.

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](http://www.templetonrobinson.com)



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