



This attractive, semi-detached property is situated in a prestigious location just off Stranmillis Road and is extremely convenient to many local amenities including; shops, public transport, The Lagan Towpath and leading schools including Stranmillis Primary School.

The property has been beautifully presented and cared for by the current owners to provide bright and spacious internal accommodation complemented externally by delightful, mature and landscaped gardens which are south facing to the rear. There is ample car parking to the front and an integral garage.

A beautifully presented home which is sure to attract the interest of a wide range of prospective purchasers and internal inspection is highly recommended.

Offers Over  
£575,000

5 Richmond Park,  
Stranmillis,  
BELFAST,  
BT9 5EF

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Viewing by  
appointment  
through agent  
028 9066 3030

- Handsome, Semi-Detached Home with Mature, Landscaped South Facing Gardens
- Entrance Porch with Original Tiling
- Entrance Hall with Cloakroom/wc
- Lounge with Feature Fireplace and French Oak Floor
- Sitting Room with Pine Fireplace & Walnut Flooring Open Plan to Garden Room and Access to Rear Garden
- Pocket Door to Modern Fitted Kitchen with Casual Dining Area
- Utility Room
- Five Well Proportioned Bedrooms, Principal Bedroom with Ensuite Shower Room
- Modern Bathroom
- Gas Heating / Double Glazed Windows/Dual Aspect Solar Panels with a 5KW Array
- Ample Driveway Parking, Attached Garage
- Delightful, South Facing Rear Gardens in Lawns with Various Patio/Sitting Areas, Well Stocked Beds in Shrubs, Trees and Bushes
- Extremely Convenient To Many Local Amenities Including Shops, Public Transport and Leading Schools



The Property Comprises:

Ground Floor

Hardwood front door and original glazing to:

ENTRANCE PORCH: Ceramic tiled floor, hardwood door and stained glass window to:

ENTRANCE HALL: Cornice ceiling.

CLOAKROOM/WC: Low flush wc, feature porthole window, pedestal wash hand basin, ceramic tiled floor.

LOUNGE: 17' 2" x 12' 6" (5.23m x 3.81m) (at widest points). Original mahogany fireplace with cast iron inset and tiling, slate hearth, gas coal effect fire, cornice ceiling, picture rail, bay window. French oak wooden floor.



SITTING ROOM: 24' 2" x 11' 9" (7.37m x 3.58m) (at widest points). Attractive pine fireplace with cast iron inset and slate hearth, gas coal effect fire, walnut flooring. Cornice ceiling, low voltage spotlights, picture rail. Door and glazing to rear garden.



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GARDEN ROOM: Electric blinds. Glazed pocket door to:



MODERN FITTED KITCHEN: 26' 2" x 9' 7" (7.98m x 2.92m) (at widest points). Painted range of high and low level units, wooden work surfaces, old Belfast style sink, part marble work surfaces, space for fridge/freezer, space for range cooker, integrated dishwasher, microwave and fridge, part tiled walls, ceramic tiled floor, low voltage spotlights. Oriel window, glazed door to rear.



UTILITY ROOM: 11' 0" x 5' 9" (3.35m x 1.75m) (at widest points). Units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, piped for gas tumble dryer, ceramic tiled floor, door to garage. Under stair storage cupboard. Underfloor heating controls.

## First Floor

LANDING: Airing cupboard with Smart immersion heater, low voltage spotlights. Original stained glass window.

BEDROOM (1): 15' 7" x 9' 5" (4.75m x 2.87m) Laminate wood effect floor, range of built-in robes and dressing area, low voltage spotlights, Oriel window.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, bidet, pedestal wash hand basin, fully tiled shower cubicle and pump shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan. Access to roofspace.



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



BEDROOM (2): 13' 4" x 11' 9" (4.06m x 3.58m) (at widest point). Cornice ceiling. Picture rail.  
BEDROOM (3): 14' 2" x 11' 9" (4.32m x 3.58m) (at widest points). Cornice ceiling, picture rail.



BEDROOM (4)/HOME OFFICE: 10' 0" x 8' 8" (3.05m x 2.64m) (at widest points). French pine wooden staircase to:

## Second Floor

Shelving, tongue and groove ceiling.

BEDROOM (5): 11' 3" x 10' 10" (3.43m x 3.3m) (at widest points). Tongue and groove ceiling, Velux window, storage into eaves. Built-in storage.



## Outside

Front gates to paved driveway parking area for ample car parking.

Stunning south facing rear gardens in lawns with fully stocked beds in shrubs, trees and bushes, paved terrace and raised pebbled patio/sitting area. Wooden shed. Stone paved secluded private patio.

ATTACHED GARAGE 23' 2" x 19' 8" (7.06m x 5.99m) (at widest points). Wooden door to rear. Gas boiler, electric roller shutter door. Door to utility room.



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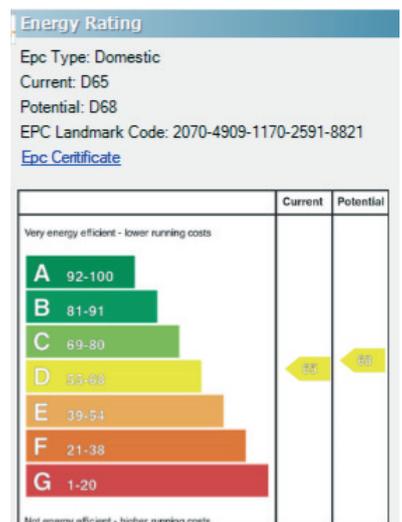


Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

From Stranmillis Road roundabout take the Stranmillis Road heading towards the Malone Road, Richmond Park is 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  
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