



This semi detached family home is in a primer residential location, with several primary and secondary schools and excellent access to the city. The impressive shopping complex at Forestside is nearby and it is just a short walk to the woodlands of Belvoir Park and to the new River Lagan Gateway.

The accommodation comprises on the ground floor, living room, family room opening onto a spacious kitchen, dining and sun room. Upstairs there are three well proportioned bedrooms and bathroom with white suite.

In addition the property benefits from uPVC double glazed windows, Phoenix gas central heating and a superb, mature rear garden. We are confident that prospective purchasers will be suitably impressed upon internal inspection.

Offers Over  
£285,000

22 Galwally Park,  
Ormeau Road,  
Belfast,  
BT8 6AH

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Viewing by  
appointment  
through agent  
028 9066 3030



- A Superb Semi Detached Family Home
- Living Room with Mahogany Fireplace
- Family Room Room Opening onto Kitchen & Sun Room
- 3 Well Proportioned Bedrooms
- Bathroom with White Suite
- Phoenix Gas Central Heating
- uPVC Double Glazed Windows
- Large Mature Rear Garden Ideal For Outdoor Entertaining & Children at Play
- Prime Residential Location within Walking Distance to Ormeau Village

The Property Comprises:

## Ground Floor

Composite front door with glazed side light to . . .

RECEPTION PORCH: Original quarry tiled floor, stained glass inner door to . . .

RECEPTION HALL: Semi solid oak wooden floor, cloaks area under stairs.



LIVING ROOM: 12' 2" x 10' 9" (3.71m x 3.28m) Engineered oak wooden floor, outlook to front, feature stained glass top light, picture rail, cornice ceiling, mahogany surround fireplace with tiled inset and granite hearth.



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KITCHEN: 17' 7" x 16' 6" (5.36m x 5.03m) (L-shaped, at widest points). Range of high and low level oak units with laminate work surfaces, stainless steel single drainer 1.5 bowl sink unit with mixer tap, built-in oven, four ring ceramic hob, extractor fan above, ceramic tiled floor, low voltage spotlights, mature outlook to rear garden, dual aspect windows.



Open plan to . . .

AMPLE FAMILY AREA: Engineered oak wooden floor, built-in cupboard, alcove.



Square archway to . . .

SUN ROOM: 10' 0" x 8' 3" (3.05m x 2.51m) Two Velux windows, uPVC double glazed access door to rear garden.



First Floor Return

Feature original stained glass window.

First Floor

LANDING: Access to floored and insulated roofspace with light via Slingsby ladder.



BEDROOM (1): 11' 9" x 11' 0" (3.58m x 3.35m) Exposed and treated wooden floor, outlook to front, picture rail, original fireplace with oak surround, tiled inset and hearth.



BEDROOM (2): 11' 5" x 11' 4" (3.48m x 3.45m) (at widest points). Exposed and treated wooden floor, picture rail, fantastic outlook, views to Antrim hills, outlook to rear garden.



BEDROOM (3): 7' 6" x 6' 3" (2.29m x 1.91m) Picture rail, excellent views across to Antrim hills and Harland and Wolff cranes.

BATHROOM: White suite comprising low flush wc, tiled bath with shower screen and built-in overhead chrome shower unit, floating wash hand basin, part tiled walls, stained glass window, ceramic tiled floor, hotpress with built-in Worcester gas boiler, tongue and groove ceiling.



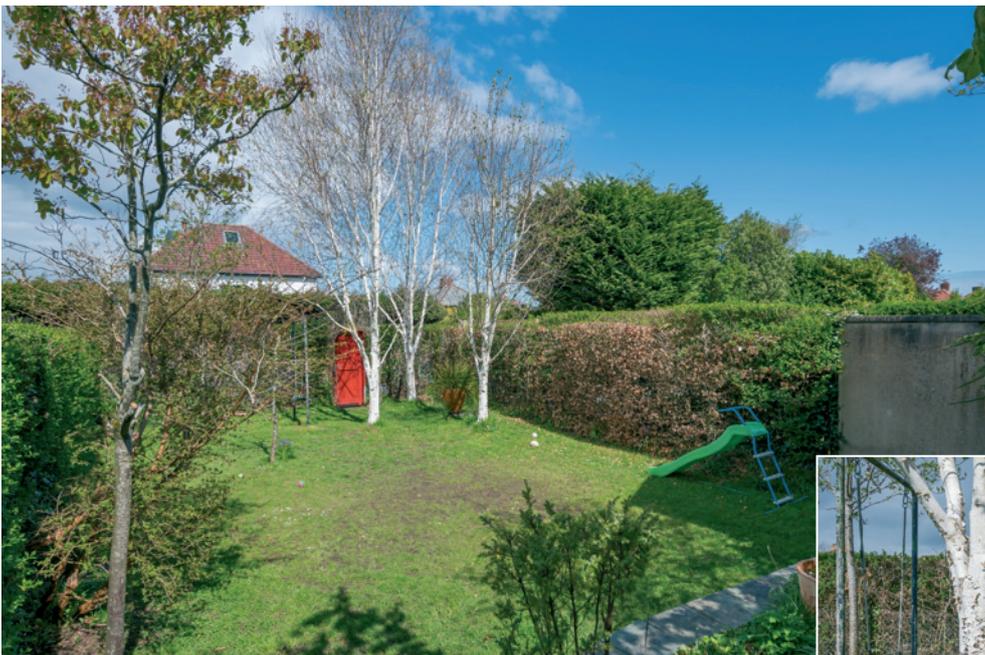
Outside

Driveway with off street parking laid in loose stone, front garden laid in lawn with mature tree.



Raised paved patio area with fantastic outlook across rear garden, ideal for outdoor entertaining and barbecuing. Steps down to lower level, garden laid in lawns with mature trees, shrubs, raised flower beds, pedestrian access to Knockbreda Gardens. Excellent potential to extend subject to the usual planning consents.

LARGE GARDEN SHED: 14' 8" x 8' 2" (4.47m x 2.49m) Light and power, plumbed for washing machine. Basement under shed.





Total area: approx. 88.5 sq. metres (952.2 sq. feet)

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

## 22 Galwally Park

**Energy Rating**

Epc Type: Domestic  
 Current: D62  
 Potential: D62  
 EPC Landmark Code: 0249-0218-8407-5505-5804  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	62	62
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Location:

Ormeau Road from city go past Annadale Avenue on the right hand side then second on the left into Galwally Park.

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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