



9 Prince Edward Gardens, Belfast, BT9 5GD

Price Guide £295,000

We are pleased to offer for sale this semi detached home, conveniently located in the ever popular Stranmillis area of South Belfast. The accommodation comprises two reception rooms (both with open fires), kitchen, three good size bedrooms and shower room. Gas fired central heating and PVC double glazing are both in place. Outside, the property benefits from a detached garage, enclosed garden to rear & driveway to front providing off street parking. Stranmillis Primary School is one of the most popular in the locality while all the attractions of South Belfast are within a short walk or drive. Public transport is also regularly available close by.

- Well Maintained Semi-Detached Home
- Two Reception Rooms With Open Fires
- Gas Fired Central Heating / PVC Double Glazing
- Within Walking Distance To The Lagan Towpath
- Three Good Sized Bedrooms
- First Floor Shower Room
- Enclosed Rear Garden In Lawn / Detached Garage / Driveway
- Leading Schools & Excellent Transport Links All Close By

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC front door with glass panels.

RECEPTION HALL



Laminate wood floor. Storage under stairs.

LOUNGE 12'0 x 10'0 (3.66m x 3.05m)



Open fire with tiled surround & hearth.

LIVING ROOM 12'5 x 10'0 (3.78m x 3.05m)



Open fire with tiled surround & hearth.

KITCHEN 9'5 x 7'2 (2.87m x 2.18m)



Range of high and low level units, plumbed for washing machine, 1.5 stainless steel sink unit with drainer & mixer tap, integrated oven, 4 ring electric hob & extractor fan.

ON THE FIRST FLOOR

BEDROOM ONE 12'5 x 10'0 (3.78m x 3.05m)



BEDROOM TWO 12'0 x 10 (3.66m x 3.05m)



BEDROOM THREE 8'2 x 6'9 (2.49m x 2.06m)



SHOWER ROOM



White suite comprising walk in shower, wash hand basin, low flush W.C, part tiled walls.

OUTSIDE



Enclosed garden to rear in lawn. Driveway & area to front in lawn.

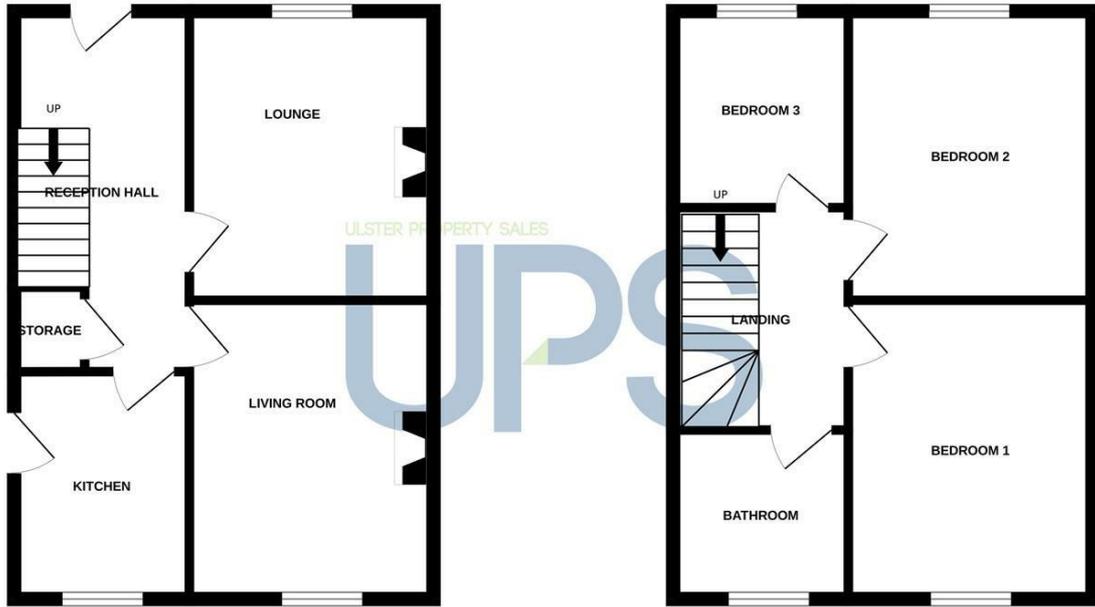
GARAGE

Up & over door.

Floor Plan

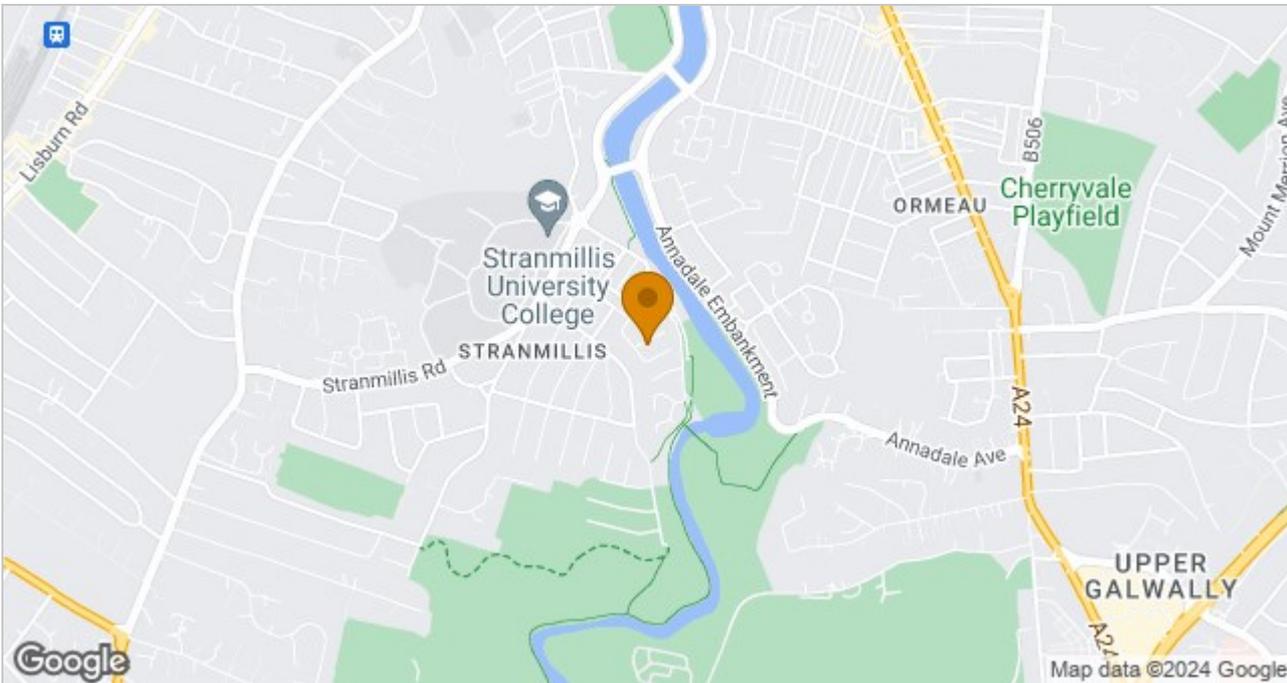
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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