



19 Fairway Gardens, Belfast, BT9 5NP

Price Guide £450,000

Situated in a quiet cul de sac in a sought after residential location, just off the Upper Malone Road, this attractive red brick detached family home is exceptionally placed within a most prestigious South Belfast address. The property offers excellent accommodation and comprises on the ground floor front lounge, spacious living room with open fire, kitchen open plan to dining, garden room and W.C. On the first floor, there are four excellent bedrooms and family bathroom suite with separate W.C. Additional advantages include garage & beautiful south west facing garden to rear in lawn with large patio. A further benefit is access to Queens Playing Fields, along with easy access to a host of amenities including the excellent transport links, Belfast City Centre and the vibrant Lisburn Road. This property will appeal to many potential purchasers, including young professionals or the growing family looking to be located close to leading schools. Early viewing is highly recommended.

- Attractive Red Brick Detached Home
- Lounge With Bay Window / Spacious Living Room With Open Fire
- Garden Room / Downstairs W.C.
- Garage With Electric Door / Utility Room
- Quiet Cul De Sac Location
- Four Generous Bedrooms
- Kitchen Open Plan To Dining Area
- White Bathroom Suite / Seperate W.C.
- South West Facing Private Garden
- Within Easy Reach Of Leading Schools, Transport Links & Queens Playing Fields

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland

EU Directive 2002/91/EC

65 71

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood glazed double doors to entrance porch.

RECEPTION HALL



Tiled flooring.

LOUNGE 14'1" x 11'5" (4.3 x 3.5)



Bay window. Laminate wood floor.

**LIVING ROOM 20'0" x 17'4" widest points (6.1
x 5.3 widest points)**



Open fire. Patio doors to rear garden.



KITCHEN / DINING 20'2" x 9'10" (6.17 x 3.0)



Range of high and low level units, plumbed for dishwasher, integrated fridge, integrated oven / grill, 1.5 bowl stainless steel sink unit with drainer.



GARDEN ROOM 14'5" x 6'2" (4.4 x 1.89)



W.C
Low flush W.C, wash hand basin.

ON THE FIRST FLOOR

BEDROOM ONE 10'5" x 9'6" (3.2 x 2.9)



BEDROOM TWO 10'5" x 9'6" (3.2 x 2.9)



Mirrored sliding built in robe.

BEDROOM THREE 10'5" x 7'6" (3.2 x 2.3)



BEDROOM FOUR 9'6" x 6'6" (2.9 x 2.0)



BATHROOM



White suite comprising panel bath with shower over, sink unit with vanity below, linen cupboard.

W.C

Low flush W.C.

OUTSIDE



Private, south west facing garden to rear in lawn with patio area, water tap, driveway to front.

GARAGE 18'4" x 8'2" (5.6 x 2.5)

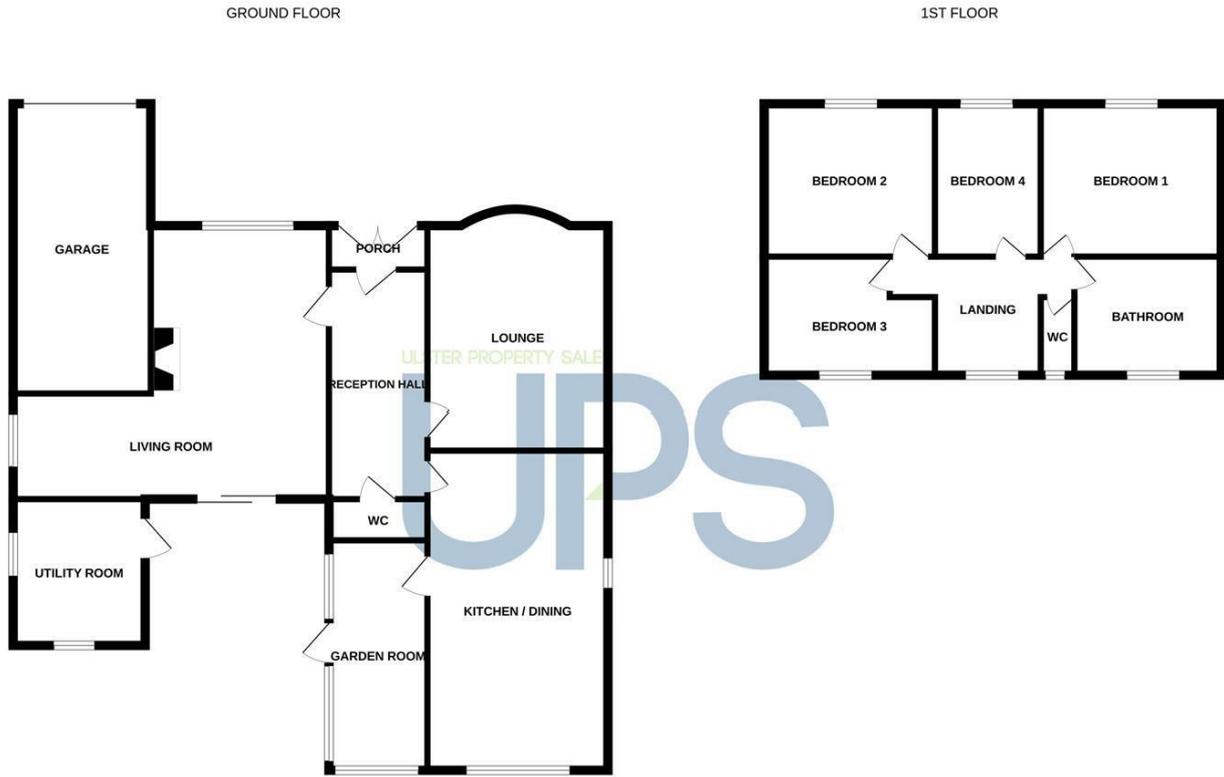
Electric door. Wired.

UTILITY ROOM 9'2" x 8'2" (2.8 x 2.5)

Plumbed for washing machine.

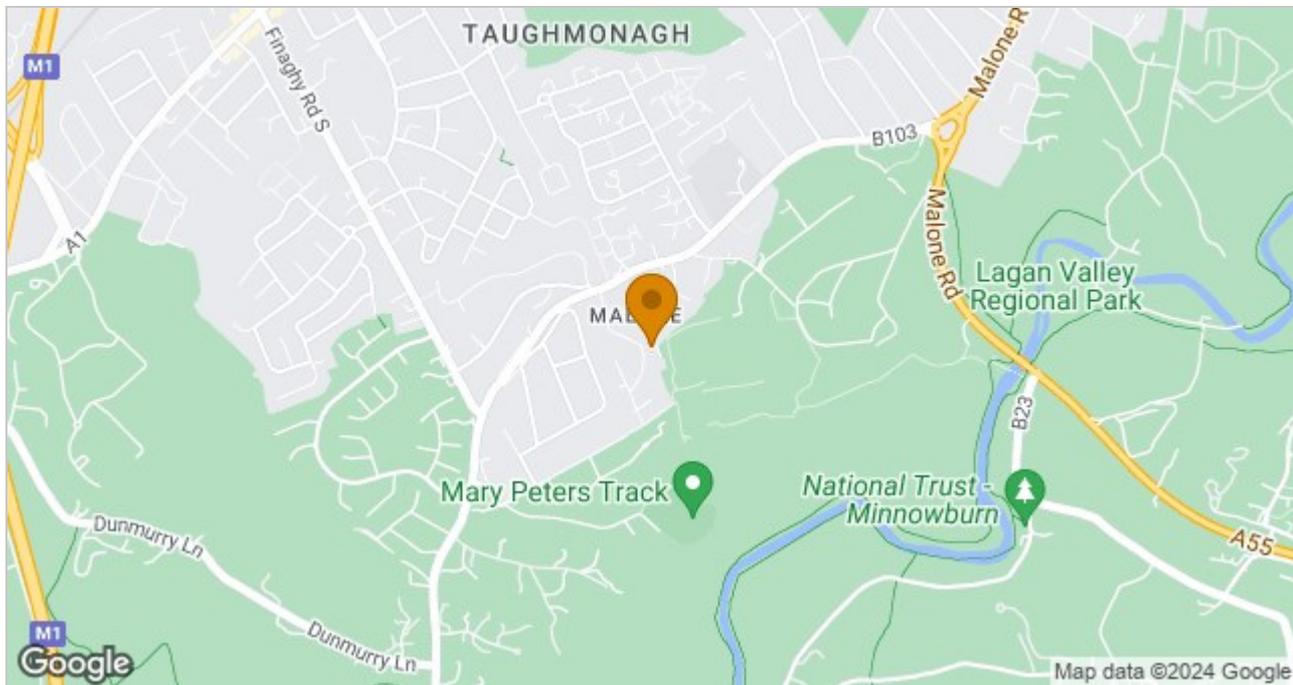


Floor Plan



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



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