



## 29 Strangford Avenue, Belfast, BT9 6PG

**Price Guide £695,000**

This excellent detached home is located on the tree lined Strangford Avenue just off the Malone Road. The bright, spacious and well presented accommodation comprises beautiful lounge, kitchen open plan to living / dining area, dining room & office. Further benefits on the ground floor include utility room, master bedroom with en-suite shower room and second bedroom. The first floor comprises two spacious bedrooms, family bathroom suite and excellent storage into eaves. Externally the property benefits from a large private, south facing garden to the rear in lawn backing on to Strangford Playing Fields, attached garage and a driveway providing ample off-street car parking. Gas fired central heating and solid mahogany double glazing are both in place. Located in close proximity to many leading schools, amenities, the buzzing Lisburn Road and good transport links. This is an excellent opportunity for the growing family to acquire a detached property in the heart of Malone. Internal inspection is highly recommended.

- Beautifully Presented Detached Home In A Quiet Tree Lined Avenue
- Four Reception Rooms
- Utility Room & Attached Garage
- Gated Driveway To Front Providing Ample Parking Space
- Convenient To Leading Schools, Strangford Playing Fields, Malone Meadows and The Lagan Towpath
- Four Generous Bedrooms (Master With En-suite Shower Room)
- Excellent Kitchen Open Plan To Living / Dining Room
- First Floor Bathroom Suite, Ground Floor W.C
- Extensive South Facing Rear Garden In Lawn Surrounded By Manicured Flower Beds & Mature Trees
- Within Walking Distance To The Shops, Cafes & Restaurants Of The Lisburn Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



**THE ACCCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

**RECEPTION HALL**



Solid wood parquet flooring, recessed spot lighting.

**W.C**

Wash hand basin, low flush W.C.

**LOUNGE 18'0" x 13'9" (5.5 x 4.2)**



Solid wood parquet flooring. Open fire with wood surround, recessed spot lighting.

**KITCHEN / LIVING / DINING 26'2" x 23'11" at  
widest points (8.0 x 7.3 at widest points)**



Extensive range of high and low level units, integrated dishwasher, double oven with gas hob and stainless steel splashback & extractor fan, part tiled walls, tiled flooring.



**UTILITY 9'2" x 6'10" (2.8 x 2.1)**

High and low level units, plumbed for washing machine & tumble dryer.



### DINING ROOM 15'1" x 11'5" (4.6 x 3.5)



Solid wood parquet flooring.

### OFFICE 11'5" x 8'10" (3.5 x 2.7)



Solid wood parquet flooring.

### MASTER BEDROOM 15'8" x 15'8" (4.8 x 4.8)



### ENSUITE



White suite comprising double shower enclosure, low flush W.C, wash hand basin with vanity unit below, fully tiled walls, tiled flooring.

### BEDROOM TWO 11'1" x 10'9" (3.4 x 3.3)



### ON THE FIRST FLOOR

### BEDROOM THREE 22'7" x 14'9" (6.9 x 4.5)



Excellent storage into eaves. Laminate wood flooring.



#### **BEDROOM FOUR 14'9" x 12'9" (4.5 x 3.9)**



Excellent storage into eaves. Laminate wood flooring.

#### **BATHROOM**

White suite comprising panel bath, low flush W.C, wash hand basin, fully tiled walls, tiled flooring.

#### **INTEGRATED GARAGE 17'8" x 8'10" (5.4 x 2.7)**

#### **OUTSIDE**

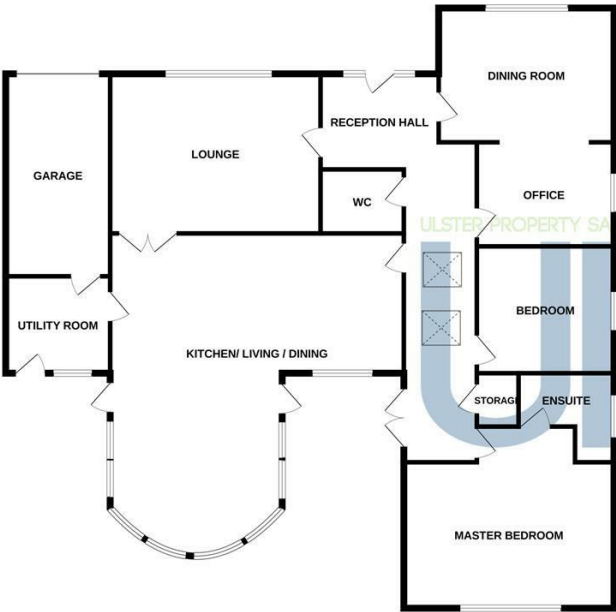


Private, enclosed south facing rear garden in lawn surrounded by mature shrubs and well manicured flower beds. Gated driveway to front providing ample parking space. Front garden in lawn.

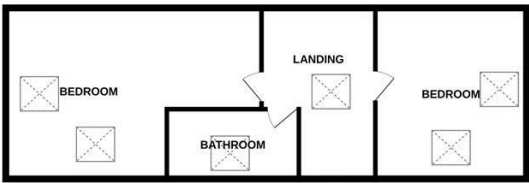


Floor Plan

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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