



23 Grangeville Gardens, Belfast, BT10 0HJ

Price Guide £325,000

We are pleased to present this semi detached family home in a prime residential location within South Belfast. With many original features in place, the bright and spacious accommodation comprises on the ground floor, lounge, living room, kitchen and downstairs W.C. On the first floor there are three excellent bedrooms and contemporary shower suite with separate W.C. Externally there is a private rear garden and driveway to front as well as detached garage. Close to the many leading schools in the surrounding area, this home is likely to appeal to families looking to purchase an affordable home in a sought after location. Early viewing is advised to avoid disappointment.

- Beautiful Semi-Detached Home In A Popular Residential Location
- Three Generous Bedrooms
- Downstairs W.C.
- Rear Garden In Lawn, Front Garden Area
- Oil Fired Central Heating, Double Glazing
- Two Spacious Reception Rooms
- Modern Shower Room With Separate W.C.
- Detached Garage, Large Driveway
- Period Features Throughout
- Close To Leading Schools, Shops & Excellent Transport Links

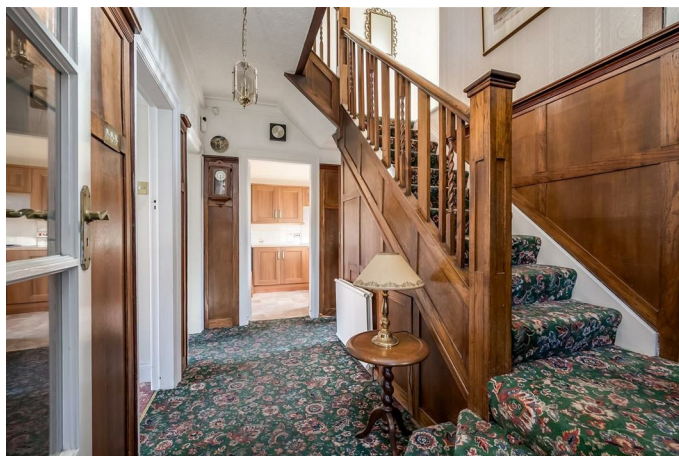
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running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

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE PORCH

Hardwood front door with glass panels.

RECEPTION HALL



Wood wall panelling, storage under stairs.

LOUNGE 15'8" x 12'1" (4.8 x 3.7)



Bay window, tiled fireplace with mahogany surround.

LIVING ROOM 12'5" x 12'5" (3.8 x 3.8)



Tiled fireplace with mahogany surround.

KITCHEN 11'5" x 7'10" (3.5 x 2.4)

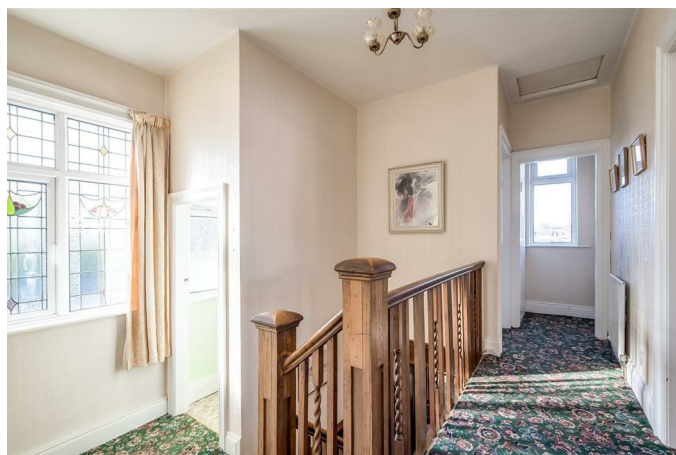


Range of high and low level units, 1.5 stainless steel sink unit with mixer tap, part tiled walls, integrated oven, 4 ring hob.

W.C

Low flush W.C, wash hand basin.

ON THE FIRST FLOOR



Stain glass window.

BEDROOM ONE 15'8" x 12'1" (4.8 x 3.7)



BEDROOM TWO 12'5" x 12'1" (3.8 x 3.7)



Built in robes.

BEDROOM THREE 11'5" x 8'2" (3.5 x 2.5)



SHOWER ROOM



White suite comprising walk in shower, wash hand basin.

W.C

Low flush W.C.

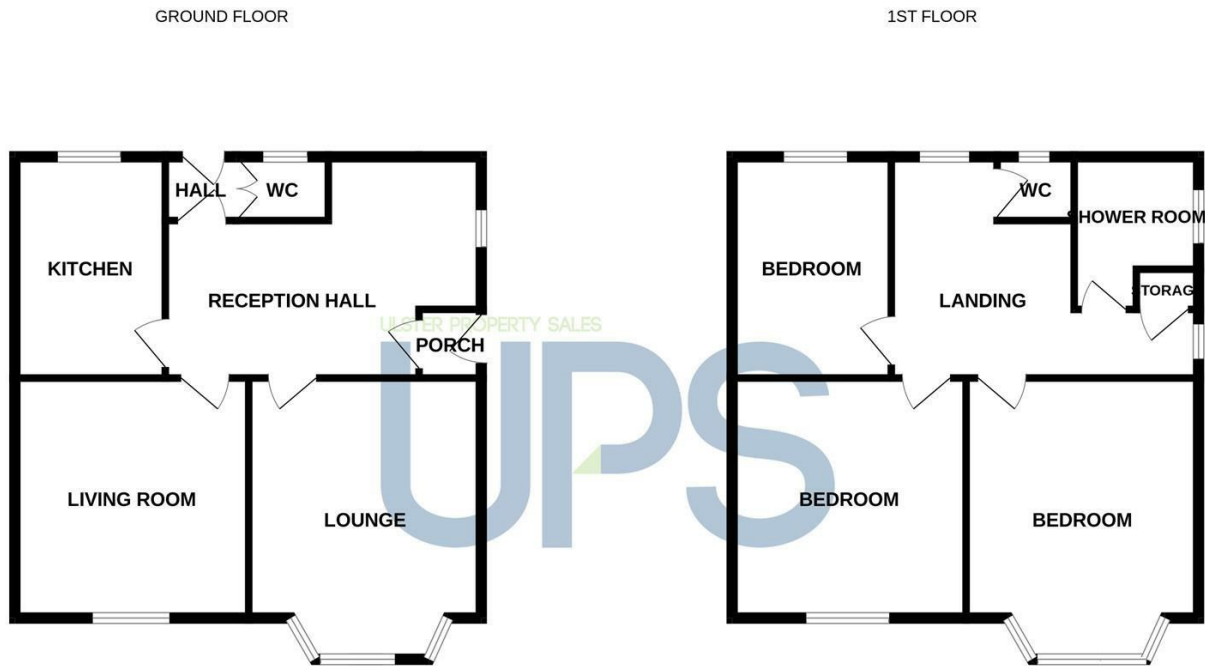
OUTSIDE



Enclosed garden to rear in lawn, spacious driveway, garden to front.

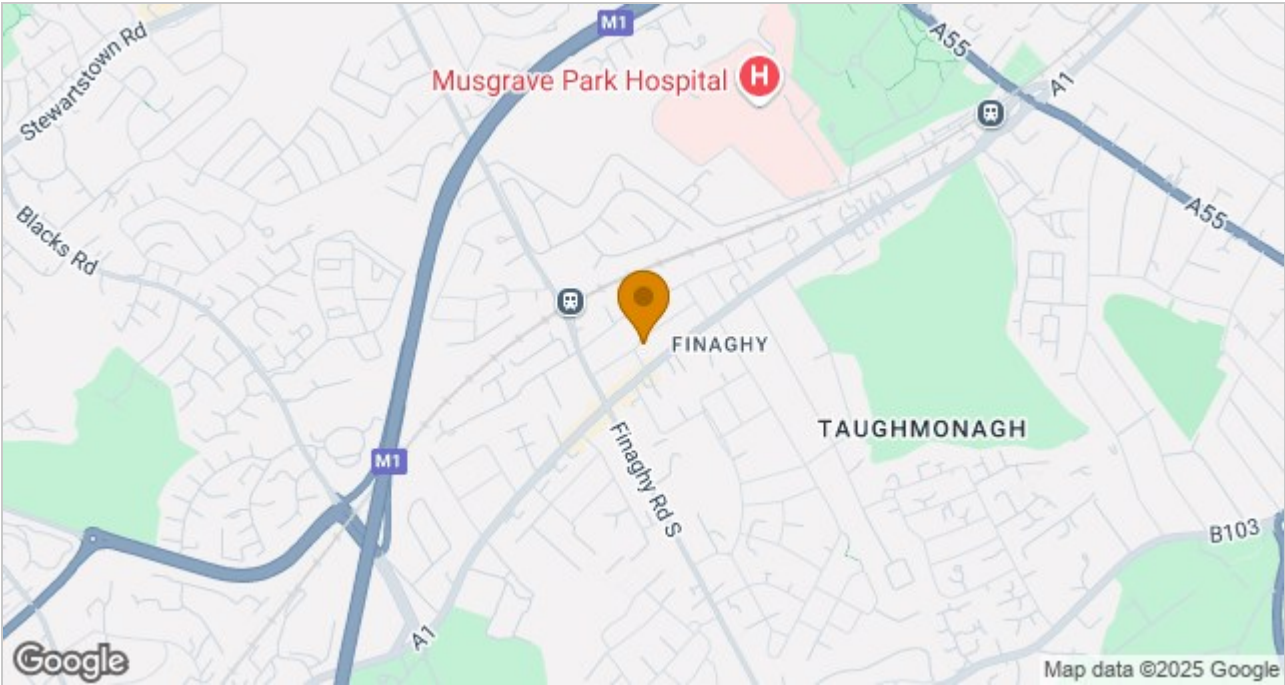
DETACHED GARAGE

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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