

346 Stranmillis Road, Belfast, BT9 5ED

Price: £350,000





McGuinness
Fleck

Detached Family Residence In The Heart of South Belfast

Price: £350,000

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This substantial, four-bedroom detached property is situated in a very desirable part of South Belfast. Set back from the Stranmillis Road, this immaculately presented family home has an attractive front garden with mature shrubs, plus a beautifully maintained, private, south-facing rear garden, with patio and garden area perfect for a growing family to enjoy.

Internally, the property has two reception rooms, one running the length of the house and the second good-sized front reception room, suitable either as a formal living room or dining room. The kitchen is fitted with modern units and has an in-built oven with extractor hood. A quarry-tiled floor runs through the kitchen and out to a warm, bright sun-room at the rear of the house. Downstairs there is a welcoming hall area with wooden flooring, plus a showerroom with W.C. and sink.

In such a location, detached and in a good condition but also with the opportunity to improve the property, we expect this house to be popular and so advise viewing at your earliest convenience.

- Well Presented Detached Family Home
- Garage With Internal Access
- South Facing Rear Garden
- Gas Fired Central Heating
- Located In The Prestigious BT9 Area of Belfast



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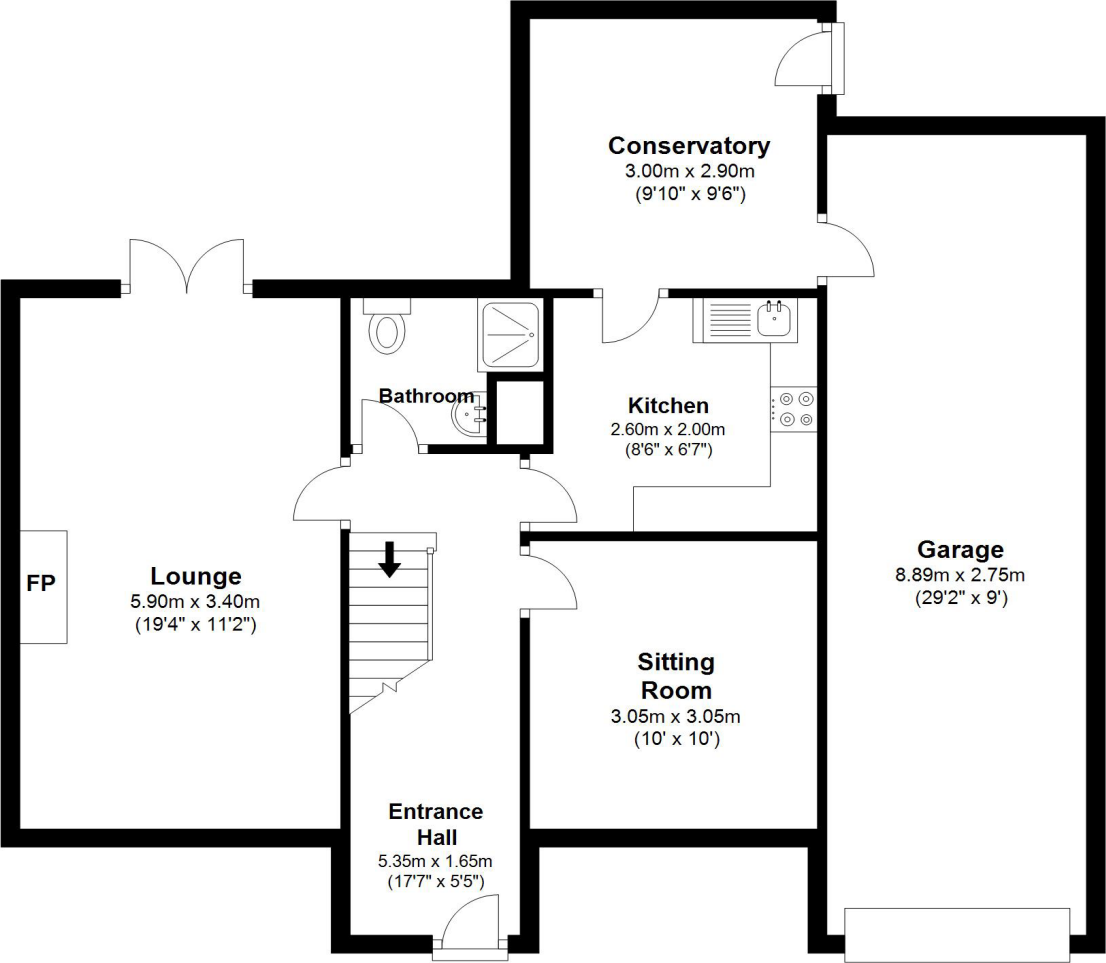


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Ground Floor

Approx. 84.9 sq. metres (913.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
	80	85

First Floor

Approx. 49.5 sq. metres (532.5 sq. feet)

