

9 Colenso Parade, Belfast, BT9 5AN

Price: £350,000





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Immaculately Presented Residence In The Heart Of South Belfast

Price: £350,000

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This substantial, beautifully restored four bedroom end terrace property is situated in a desirable part of South Belfast overlooking Botanic Gardens.

Fully renovated to a turnkey specification, this immaculately presented home has been finished to an exceptionally high standard blending modern sleek interiors whilst retaining many of its original features including cornicing, high skirting boards and fireplaces, leaving buyers with nothing to do but move in.

Colenso Parade is a private yet convenient location close to Queens University, Botanic Gardens, Ulster Museum and Lyric Theatre. With many local amenities close by and all Stranmillis village has to offer just minutes away this home is likely to generate huge interest.

Internally, the property has a formal living room with feature fireplace and bay window leading on to a dining room and fabulous kitchen which opens on to a courtyard.

Upstairs, there are two bedrooms with ensuite on the first floor and a beautiful versatile sun room offering spectacular views over Botanic Gardens. The light filled master bedroom is spectacular with bay window, feature fireplace, walk in wardrobe and fabulous bathroom.

On the second floor are two further great sized bedrooms.

This outstanding, beautifully presented home is a splendid blend of old and new that needs to be inspected internally to fully appreciate its appeal.



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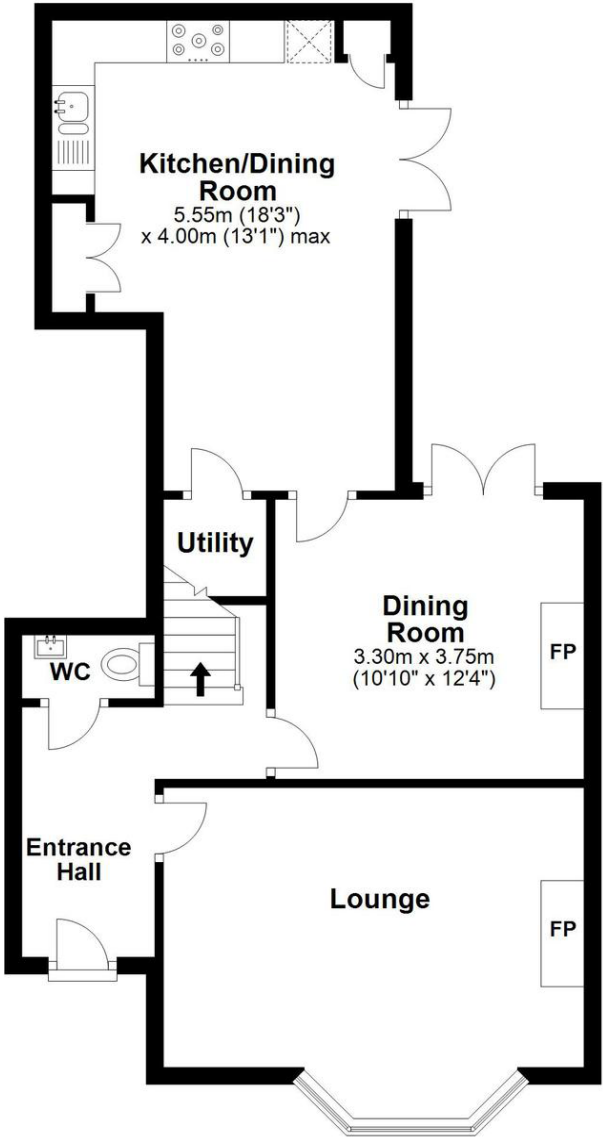


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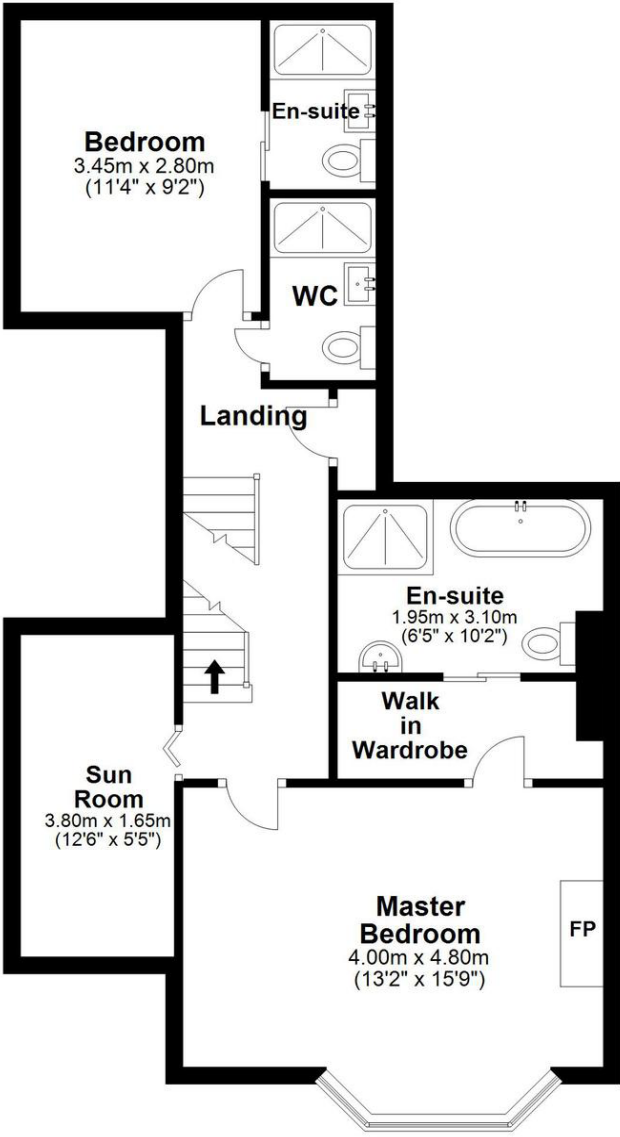
Ground Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



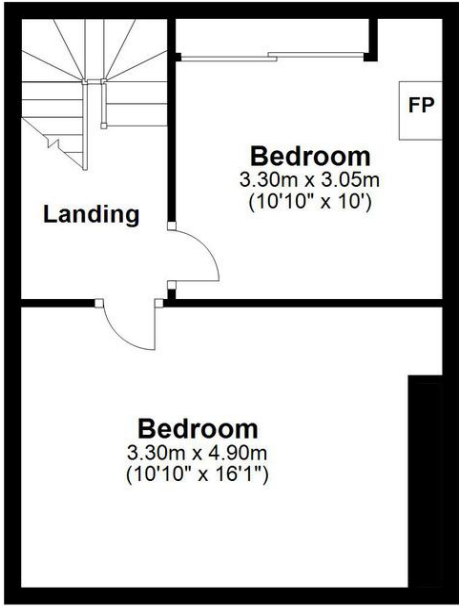
First Floor

Approx. 58.3 sq. metres (628.0 sq. feet)



Second Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



	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		
EPC Coming Soon		78
		81