



A superb, detached bungalow set in its own mature grounds in a prime Stranmillis location. The property offers super potential for renovation or extension (subject to permissions). It is walking distance of Stranmillis Primary School and only a short drive from many other leading schools in the area, the Lagan Tow Path, YMCA day care and gyms.

The interior is well cared for but in need of some modernisation. The accommodation is well proportioned and comprises; entrance porch and entrance hall with good sized cloakroom, three reception rooms and fitted kitchen. There are four bedrooms, principal bedroom with jack and jill ensuite and separate wc.

Externally the mature site has generous gardens which are landscaped and provide lawns and paved patio areas. There is excellent parking for 4 or 5 cars to the side and a detached garage.

Early viewing is encouraged as demand will be high for this bungalow on its own mature site.

Offers Over  
£585,000

233 Stranmillis Road,  
Belfast,  
BT9 5EE

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Viewing by  
appointment  
through agent  
028 9066 3030





- Spacious Detached Bungalow on Mature Gardens in Prime Stranmillis Location
- Entrance Porch and Hall with Good Sized Cloaks Cupboard
- Bright Lounge with Feature Fireplace with Sliding Door to Formal Dining Room
- Fitted Kitchen with Casual Dining Space
- Garden Room with Access to the Delightful Gardens
- Four Well Proportioned Bedrooms
- Principal Bedroom with Jack and Jill Ensuite
- Separate Cloakroom/wc
- Ladder Access to Large Roofspace with Attic Room Storage
- Oil Fired Central Heating / Upvc Double Glazed Windows
- Superb Site with Rear Gardens in Lawns, Patio Area and Well Stocked Beds with Bushes and Shrubs, Driveway Parking for 4 or 5 Cars and Detached Garage
- Priced to Allow for Modernisation
- Ideally Located Just off Stranmillis Road Close to the Primary School and all the Amenities Stranmillis Village Offers, The Lagan Tow Path and into the City Centre

The Property Comprises:

Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE PORCH: Ceramic tiled floor. Hardwood door and glazing to . . .

ENTRANCE HALL: Cornice ceiling, plate rack.



CLOAKROOM: Low flush wc, wash hand basin, cloaks area.

LOUNGE: 18' 9" x 12' 9" (5.72m x 3.89m) (at widest points). Mahogany fireplace with marble inset and hearth, feature windows, cornice ceiling.





Sliding door to . . .

DINING ROOM: 14' 8" x 10' 9" (4.47m x 3.28m) (at widest points). Cornice ceiling, ceiling rose.



FITTED KITCHEN: 16' 6" x 11' 7" (5.03m x 3.53m) (at widest points). Range of wooden high and low level units, work surfaces, sink and drainer, space for fridge, integrated dishwasher, plumbed for washing machine, space for cooker, part tiled walls.





GARDEN ROOM: 14' 4" x 11' 2" (4.37m x 3.4m) (at widest points). Tongue and groove ceiling, uPVC door to rear.



INNER HALLWAY: Cornice ceiling, access to partially floored roofspace, two attic rooms, storage cupboard.

BEDROOM (1): 13' 6" x 12' 9" (4.11m x 3.89m) (at widest points). Twin built-in wardrobes.



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ENSUITE SHOWER ROOM: Comprising uPVC sheeted shower, fully tiled shower cubicle with electric shower, vanity unit with wash hand basin, part tiled walls, low voltage spotlights, extractor fan.



CLOAKROOM/WC: Low flush wc.

BEDROOM (2): 12' 8" x 9' 7" (3.86m x 2.92m) (at widest points). Built-in wardrobes, cornice ceiling, ceiling rose, vanity unit with wash hand basin.



BEDROOM (3): 12' 7" x 10' 4" (3.84m x 3.15m) (at widest points). Twin built-in wardrobes, cornice ceiling, vanity unit with wash hand basin.

BEDROOM (4): 8' 4" x 8' 3" (2.54m x 2.51m) (at widest points). Built-in wardrobes, vanity unit with wash hand basin.





## Outside

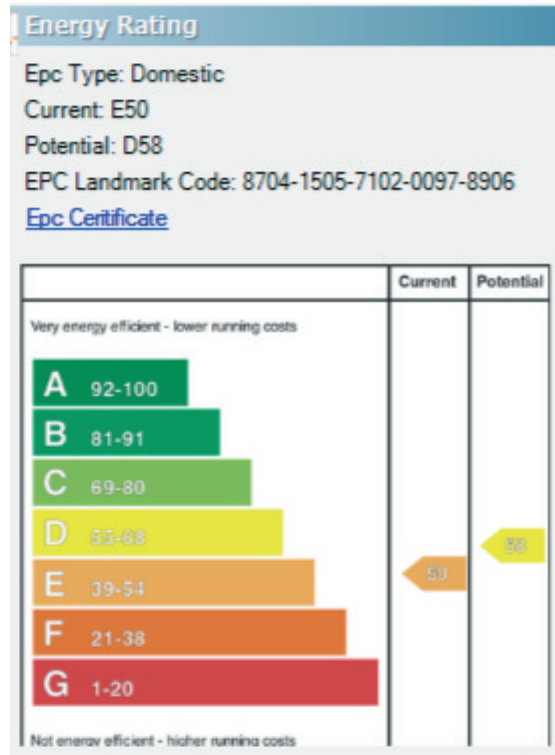
GARAGE: 16' 7" x 15' 10" (5.05m x 4.83m) (at widest points). Electric door, oil fired Surrounding mature gardens in lawns with bushes, shrubs and hedging, paved patio area. Tarmac driveway parking for 4-5 cars.



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Sizes And Dimensions Are Approximate. Actual May Vary.

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Location:

Coming out of the City on the Malone Road, turn left at Stranmillis Lights onto the Stranmillis Road then number 223 is on the left hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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