



This charming period townhouse enjoys a primary location just off Ormeau Road offering ease of access to Queens University, Botanic Gardens, PEC and Belfast City Centre.

The well-presented accommodation is currently arranged to include a spacious living and dining area with exposed wooden floor, fitted kitchen, four generously sized bedrooms and a modern bathroom featuring a white suite. Lovingly maintained by the current owners, the property benefits from recently installed gas fired central heating, double glazing throughout and a beautiful enclosed courtyard garden.

Bursting with original features this home must be seen to be fully appreciated and highly recommend arranging a viewing at your earliest convenience.

Offers Over  
£325,000

76 Rugby Road,  
Belfast,  
BT7 1PT

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Viewing by  
appointment  
through agent  
028 9066 3030



- Beautiful period townhouse located in Belfast's popular Queens Quarter
- Well-presented throughout with modern conveniences and original features intact
- Large living room/dining room with bay window
- Fully fitted kitchen
- Four good sized bedrooms
- Recently installed bathroom with white suite
- Large courtyard ideal for outdoor entertaining
- Newly installed gas fired central heating/double glazing throughout/Recently rewired
- New carpets
- Permit parking to front including visitors permits
- Early viewing is highly recommended



The Property Comprises:

Ground Floor

Hardwood front door with glazed toplight to:

RECEPTION HALL: Oak wooden floor, ceiling rose, cornice ceiling. Newel post.

LIVING/DINING ROOM: 24' 9" x 10' 9" (7.54m x 3.28m) (Measurements into bay window). Oak wooden floor. Oak surround fireplace with tiled inset, working fireplace. Dual aspect windows.





KITCHEN: 11' 3" x 6' 4" (3.43m x 1.93m) Range of high and low level units, laminate work surfaces, stainless steel single drainer sink and a half sink unit with mixer taps, built-in oven, four ring hob with extractor fan above. Plumbed for dishwasher. Part tiled walls, ceramic tiled floor. Access door to rear garden.



### First Floor Return

Concealed Worcester gas fired boiler.

BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps, built-in cabinet below, panelled bath with chrome mixer taps, built-in chrome shower unit with tiled splashback, chrome heated towel rail, laminate floor.



## First Floor

BEDROOM (1): 14' 9" x 10' 5" (4.5m x 3.18m) Outlook to front. Cornice ceiling.



BEDROOM (2): 11' 4" x 8' 5" (3.45m x 2.57m)





## Second Floor

BEDROOM (3): 14' 7" x 10' 3" (4.44m x 3.12m)



BEDROOM (4): 11' 4" x 8' 2" (3.45m x 2.49m) Velux window.





## Outside

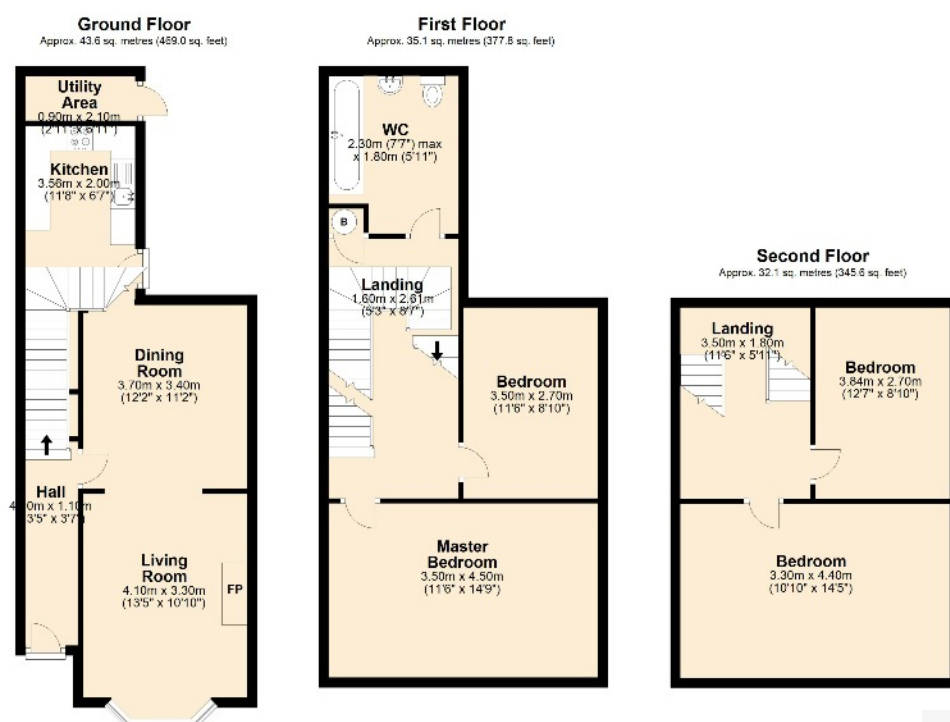
Front forecourt. Enclosed rear courtyard with paved patio area ideal for barbecues and outdoor entertaining. Covered storage area, outside tap. Outbuilding with light and power, plumbed for washing machine.



Telephone 028 9066 3030  
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## Location:

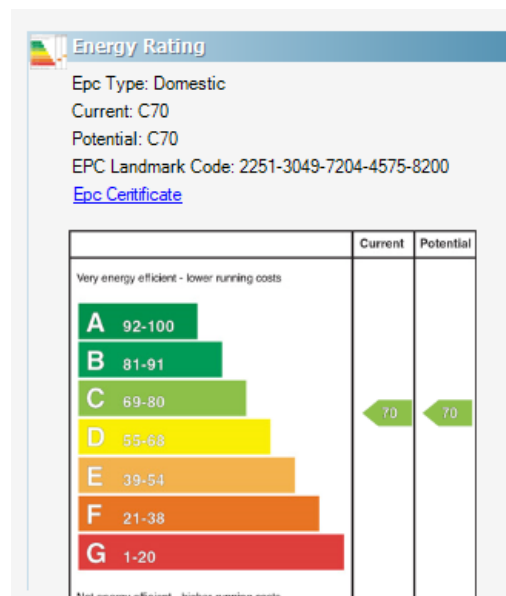
Rugby Road from University Street towards Agincourt Avenue, No. 76 is located on the right hand side after the College Park junction.



Total area: approx. 110.8 sq. metres (1192.4 sq. feet)



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 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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