



85 Priory Park, Belfast, BT10 0AG

Price Guide £350,000

We are pleased to offer for sale this beautifully presented, extended semi - detached family home ideally located just off the Upper Lisburn Road in South Belfast. Finished to an exceptionally high standard by its current owners, the accommodation is bright and spacious throughout and with nothing to do other than move in we are sure this home will appeal to a range of potential purchasers. On the ground floor there is an inviting reception hall, front lounge with multi fuel stove, open plan kitchen / living & dining room with bi-fold doors leading to the rear garden along with W.C. On the first floor there are three good sized bedrooms and luxury bathroom suite. Outside the property benefits from a private, enclosed south facing rear garden in lawn with paved patio area, along with driveway providing off street parking and detached garage. PVC double glazing and gas fired central heating are both in place. Close to a host of amenities including leading schools and excellent transport links along with Belfast City Centre, early viewing is recommended.

- Beautifully Presented Extended Semi Detached Home
- Open Plan Kitchen / Living / Dining With Range Of Integrated Appliances & Bi-fold Doors Leading To Rear Garden
- Three Excellent Bedrooms
- Private Enclosed South Facing Rear Garden In Lawn With Paved Patio Area, Detached Garaged & Driveway To Front
- Convenient Location Close To Leading Schools & Main Arterial Routes
- Front Lounge With Stove & Bay Window
- Downstairs W.C
- Contemporary White Bathroom Suite
- Fully Renovated To Include Re-Wiring, Windows, Gas Fired Central Heating, New Roof
- Walking Distance To The Lisburn Road, Coffee Shops & Cafes

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

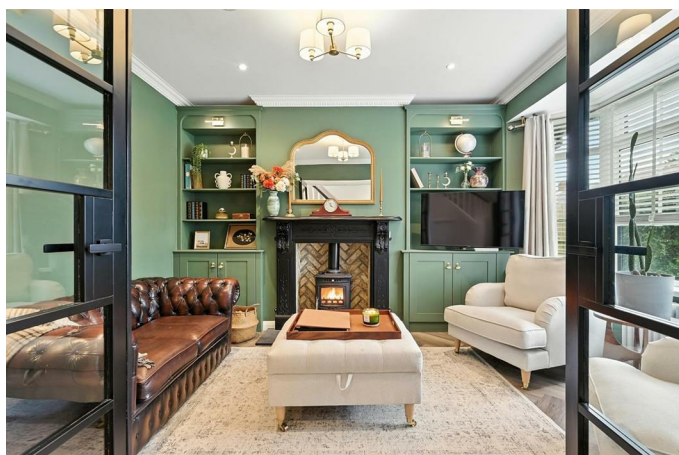
Composite front door with frosted panels. Outdoor lighting.

RECEPTION HALL



Herringbone floor, wall panelling, storage under stairs. Recessed spotlighting.

LOUNGE 13'1" x 10'5" (4.0 x 3.2)



Built in shelving & cupboards, multi fuel stove, herringbone floor, bay window. Recessed spotlighting.



KITCHEN / LIVING / DINING 19'0" x 16'0" (5.8 x 4.9)



Beautiful range of high and low level units, integrated fridge / freezer, integrated double oven, hob, concealed extractor, island unit with integrated dishwasher & washing machine, Quartz worktops, recessed spotlighting, herringbone floor, pocket door, bi-fold doors leading to rear garden.





ON THE FIRST FLOOR



Access to roof space via slingsby ladder.

BEDROOM ONE 11'1" x 9'10" (3.4 x 3.0)



W.C



Low flush W.C, wash hand basin with storage below, wall panelling.

BEDROOM TWO 11'5" x 9'10" (3.5 x 3.0)



BEDROOM THREE 5'10" x 5'6" (1.8 x 1.7)



BATHROOM



Contemporary white suite comprising panel bath with thermostatic shower over, wash hand basin with storage below, low flush W.C, fully tiled walls & flooring.

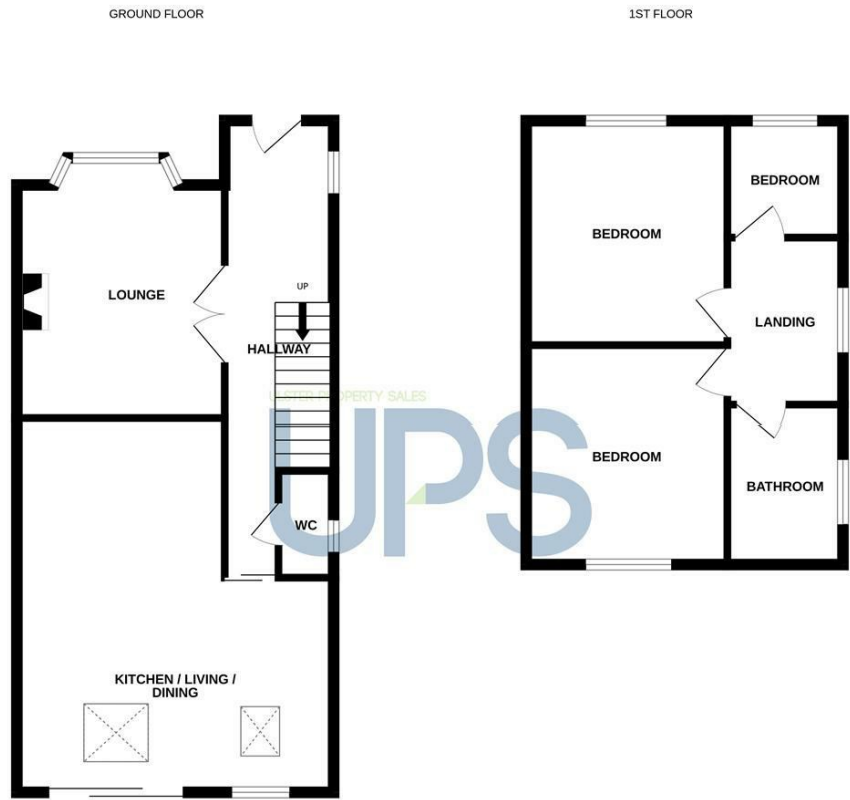


OUTSIDE



Enclosed south facing garden to rear in lawn with paved patio area. Outside tap. Paved driveway to front. Detached garage.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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