



28 Prince Edward Drive
Belfast
BT9 5GB

Asking Price
£249,950

Dougan

RESIDENTIAL

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KEY FEATURES

- Recently Renovated Semi-Detached Family Home
- Quiet Cul-De-Sac Location Within Walking Distance To Stranmillis Village
- Ease Of Access To Main Arterial Routes And Public Transport Services
- Many Leading Schools Close At Hand
- Living Room With Multi Fuel Burning Stove
- Modern Kitchen Open To Dining Room & French Doors Leading To Patio, Ideal For Entertaining
- Kitchen Includes Integrated Appliances: Touchscreen Oven & Hob, Dishwasher, Washing Machine, Fridge Freezer & Feature Under Lighting
- Luxury First Floor Family Bathroom With High Quality Sanitary Ware
- Three Generous Bedrooms All With Built In Storage
- Private And Secluded Recently Turfed Rear Garden In Lawn With Patio & Garden Shed
- Recently Laid Tarmac Driveway With Parking For Several Cars
- Attached Garage With Remote Control Door
- High Quality 'Origin Moon' Flooring To Entrance Hall, Living Area And Kitchen
- Fully Rewired With Comprehensive Range Of Double Sockets, Smoke Detectors and Carbon Monoxide Detectors
- Recently Installed High Efficiency Gas Heating System & Double Glazing
- Early Viewing Advised



SUMMARY

Recently refurbished semi-detached family home located in a quiet cul-de-sac in the ever popular Stranmillis Area of South Belfast. The property benefits from an excellent location within walking distance Stranmillis Village, Cutters Wharf Bar & Restaurant, Belfast Boat Club and the Lagan Towpath.

The property has been finished to an excellent standard and comprises of a living room with multi fuel burning stove and a modern kitchen with a range of integrated appliances open to dining room on the ground floor. To the first floor are three generous bedrooms and a luxury family bathroom.

The property further benefits from a freshly laid tarmac driveway offering parking for several cars and an enclosed rear garden laid in lawn with a spacious patio ideal for year round entertaining.

The property has undergone significant updating to include re-wiring, recently installed highly efficient gas heating, freshly laid turfed rear garden and recently tarmac front driveway offering parking for several vehicles.

Early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, wood strip flooring, under stair storage

LIVING ROOM: 12' 4" x 11' 3" (3.76m x 3.43m) Wood strip flooring, multi fuel burning stove with tiled hearth and sleeper mantle, BT point

KITCHEN OPEN TO DINING ROOM : 17' 9" x 12' 4" (5.41m x 3.76m) Measurements at widest points. Excellent range of high and low level units with chrome handles and feature under lighting. Caple sink unit with chrome mixer tap, granite work surfaces with upstand, integrated Indesit Dishwasher, integrated washing machine, integrated Indesit fridge freezer, integrated oven and four ring halogen Hotpoint hob, chrome extractor fan with glass canopy, breakfast bar, recessed downlights, double doors to rear garden

First Floor:

LANDING: Roof space access

BEDROOM (1): 12' 5" x 10' 4" (3.78m x 3.15m) Built in storage

BEDROOM (2): 12' 4" x 10' 4" (3.76m x 3.15m) Built in storage

BEDROOM (3): 9' 3" x 7' 3" (2.82m x 2.21m) Built in storage

BATHROOM: Luxury white suite comprising of a panel bath with chrome fitting and drench shower over, low flush w.c, pedestal wash hand basin with chrome taps, heated chrome towel radiator, linen closet, spot lighting, wood strip flooring, floor and wall tiling

Outside

ATTACHED GARAGE 16' 10" x 9' 2" (5.13m x 2.79m) Remote control door. Freshly tarmac driveway with parking for several cars. Enclosed rear garden recently laid in lawn with patio & shed

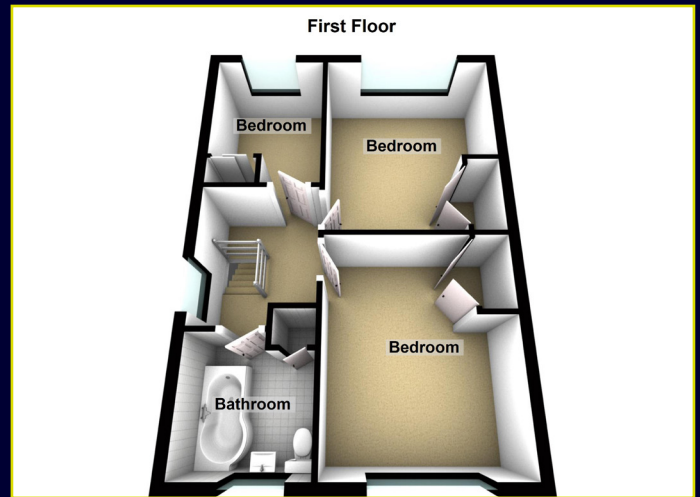
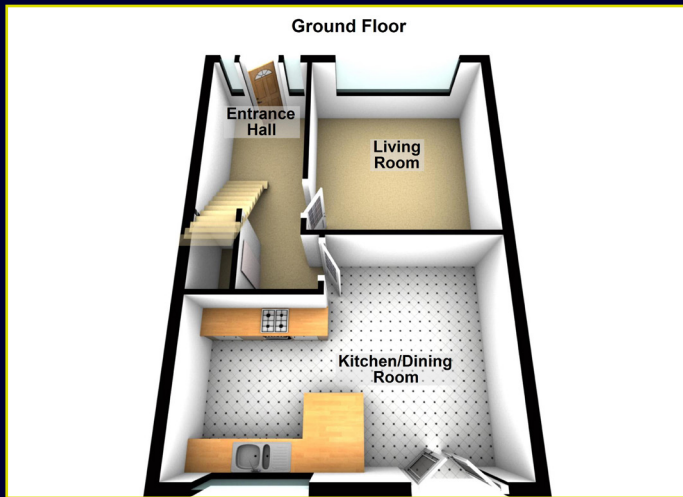




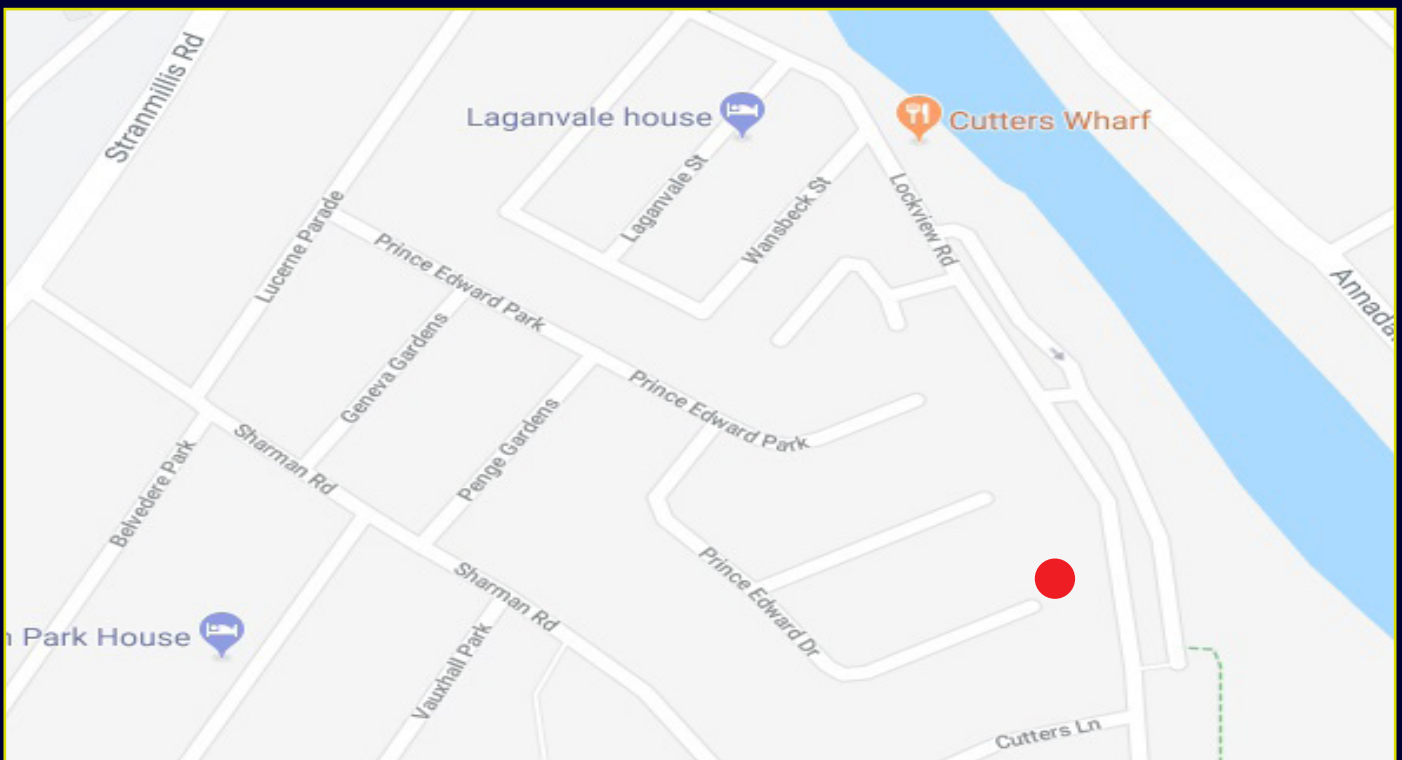




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



DIRECTIONS: Stranmillis, South, Belfast

EPC

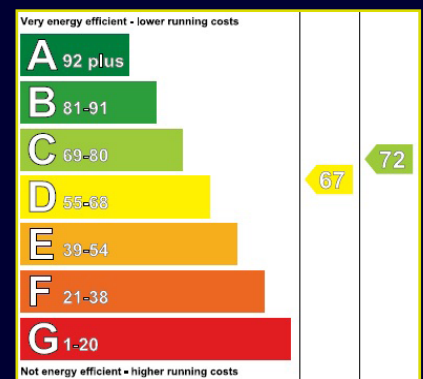


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