



Conveniently located in a quiet cul-de-sac position just off the Kings Road in East Belfast, this semi-detached property will be well suited to a range of prospective purchasers from first time buyers to families and downsizers.

The property comprises a spacious living room, dining room and good-sized kitchen to rear. Upstairs, the property has three well-proportioned bedrooms and a bathroom with white suite. Externally, the property has plentiful off-street parking and a good-sized rear garden with sunny aspect.

With sales very rarely coming on in this cul-de-sac, we recommend viewing at your earliest convenience.

Offers Over  
£170,000

5 Sperrin Park,  
BELFAST,  
BT5 7RX

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Semi Detached Property in Cul-De-Sac Location
- Three Well-Proportioned Bedrooms
- Lounge to Front, Archway to:
- Dining Area
- Kitchen with Range of Appliances
- Bathroom on First Floor
- OFCH / Double Glazing Throughout
- Driveway Parking
- Gardens to Front & Rear
- Quiet yet Convenient Location with Excellent Amenities Close by
- Easy Access to Ulster Hospital & Stormont Buildings



The Property Comprises:

uPVC front door with glazed inset and side panel.

#### Ground Floor

ENTRANCE HALL: Under stair storage. Cloaks area.

LOUNGE: 15' 11" x 11' 12" (4.85m x 3.65m) Archway to:

DINING ROOM: 10' 12" x 9' 4" (3.35m x 2.85m)

KITCHEN: 11' 10" x 7' 3" (3.60m x 2.20m) Range of high and low level units. Laminate work surfaces. Stainless steel single sink unit with chrome mixer tap. Integrated underbench over. 4 ring ceramic hob, extractor fan above. Space for fridge freezer. Plumbed for washing machine. Spotlights. uPVC door to rear.



## First Floor

LANDING: Access to roofspace

PRINCIPAL BEDROOM 12' 6" x 7' 10" (3.80m x 2.40m)

Outlook to front.



BEDROOM (2): 10' 8" x 9' 0" (3.25m x 2.75m)

BEDROOM (3): 12' 6" x 7' 1" (3.80m x 2.15m)

BATHROOM: White suite comprising: low flush W.C. Pedestal wash hand basin with chrome mixer taps. Panelled bath with chrome mixer taps & electric shower. Part-tiled walls.



## Outside

Front: Garden laid in lawn. Driveway parking for multiple vehicles. Access to side & rear.

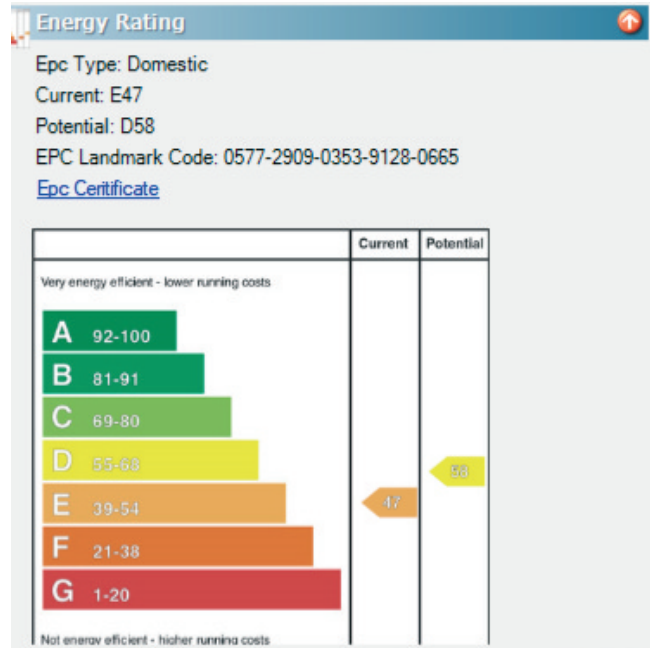
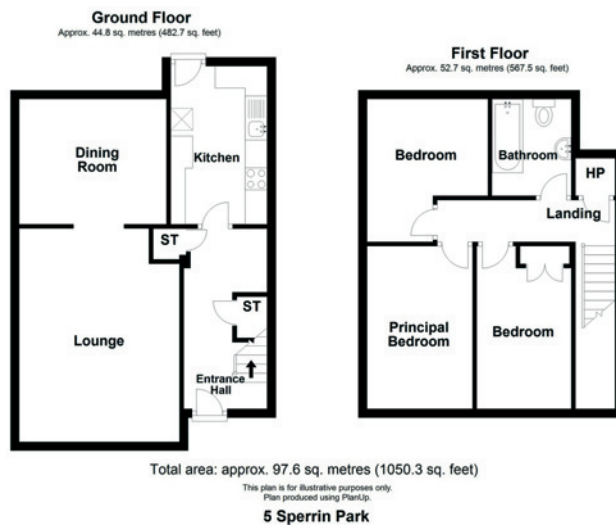
Rear: Garden laid in lawn with sunny aspect. Housing for oil boiler. uPVC oil tank. Wooden shed for storage. Outside power outlet.





**Location:**

Travelling along Kings Road towards Dundonald from Belfast, continue past Kings Square and Sperrin Park is on the left hand side.



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

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