

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



36 STORMONT PARK, BELFAST, BT4 3GX

OFFERS OVER £675,000

A beautifully presented, extended detached period home in the much sought after Stormont area, offering superb family accommodation, and occupying a corner site with superb West facing garden with generous patio and lawn.

This substantial period home offers character in abundance from start to finish, retaining many period features, and has undergone substantial improvements within the last 10 years to include rewiring, re-plumbing, new windows, new luxury kitchen and bathrooms, damp proof course, and new gas fired boiler.

The accommodation comprises herringbone style flooring throughout entrance hall and cloakroom with toilet suite, continuing through to family room with wall mounted electric fire, open to dining area, and leading to luxury fitted kitchen with patio doors to rear garden. The ground floor further benefits from two bright spacious receptions with lounge and separate living room, both with bay windows and featuring attractive carved wood fireplaces. The kitchen comprises granite worktops, Belfast sink, five ring gas range cooker, integrated appliances, and separate utility with range of units and space for more appliances.

The first floor offers four bedrooms, two with bay windows, and one with built-in robes. The master bedroom further benefits from a luxury ensuite shower room. Family bathroom featuring freestanding roll top bath, large walk-in shower area with rainfall shower, luxury tiled walls and flooring, and recessed spotlighting.

The outside includes front garden with lawn and generous tarmac driveway with additional parking space. Enclosed West facing garden, ideal for evening barbecues, large patio area with lawn and large brick store, formally a garage, finished with boundary hedging and fencing. A great home offering superb accommodation in a mature residential location close to many schools, restaurants, shops and of course, easy access to Belfast City Centre with the Glider Bus Service. An early viewing is highly recommended.



Key Features

- Extended Detached Period Home, Occupying A Corner Site, In A Mature Residential Location
- Luxury Kitchen With Granite Worktops, Integrated Appliances, Range Cooker, And Separate Utility
- Luxury Family Bathroom With Freestanding Roll Top Bath And Large Walk-In Shower Area
- Front Garden With Driveway, And West Facing Garden With Large Patio Area, Lawn And Brick Store
- Excellent Living Space Including Lounge, Living Room And Family Room, Open To Dining Area
- Four Good Size Bedrooms, Two With Bay Windows And Master With En-Suite Shower Room
- Re-Wiring, Re-Plumbing, New Windows, New Boiler And Damp Proof Course In The Last 10 Years
- Convenient Location In The Popular Stormont Area, Close To A Range Of Schools & Restaurants



Accommodation Comprises

Entrance Porch

Feature stained glass door.

Entrance Hall

Herringbone style. Wood laminate flooring.

Cloakroom

White suite comprising wash hand basin with mixer tap, high flush WC, 3/4 wood panelled walls, Herringbone style wood laminate flooring.

Lounge

17'9 x 11'9

(into bay) Attractive carved wood fireplace with inset granite and hearth. Feature stain glass window..

Living Room

16'1 x 11'9

(into bay) Attractive carved wood fireplace with tiled inset.

Snug

15'3 x 11'7

(into bay) Wall mounted electric fire. Herringbone style wood laminate flooring. Open to:

Dining Area

9'0 x 6'9

Herringbone style wood laminate flooring.

Kitchen

15'1 x 11'5

Modern range of high and low level units including display cabinets, granite work surfaces with upstand and single drainer, inset Belfast sink with mixer tap, 5 ring gas range cooker, granite splashback with stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, pull-out feature larder, wine chiller, recessed spotlighting, Herringbone style wood laminate flooring, patio doors to garden.

Utility Room

6'3 x 4'7

Range of high low level units with wood effect work surfaces and inset ceramic sink with mixer tap, plumbing for washing machine, gas fired boiler, Herringbone style wood laminate flooring.

First Floor

Landing

Feature stained glass window.

Bedroom 1

16'2 x 11'9

(into bay)

En-Suite Shower Room

Modern white suite comprising built-in shower cubicle with built-in rainfall shower and handheld shower, sliding shower doors, vanity unit with mixer tap, and low flush WC. Fully tiled walls, wood effect tile flooring, chrome radiator, recessed spotlighting, extractor fan, mirrored cabinet.

Bedroom 2

16'1 x 11'9

(into bay)

Bedroom 3

11'9 x 10'6

(at widest point)

Bedroom 4

7'7 x 6'9

Including range of built-in cupboards.

Bathroom

Luxury white suite comprising freestanding roll top feature bath with mixer tap and telephone shower, large walk-in shower area with built-in rainfall shower and handheld shower, tiled walls and flooring, vanity unit unit with mixer tap, and low flush WC. Part tiled walls, ceramic tiled flooring. Chrome feature radiator.

Outside

Front garden with lawn, boundary hedge and generous tarmac driveway with gates. Large West facing enclosed rear garden with attractive patio to generous lawn area with boundary hedge and fencing.

Formerly Detached Garage

20'4 x 10'4

Light and power. Large double doors. Previously a garage, now large store with no vehicle access.



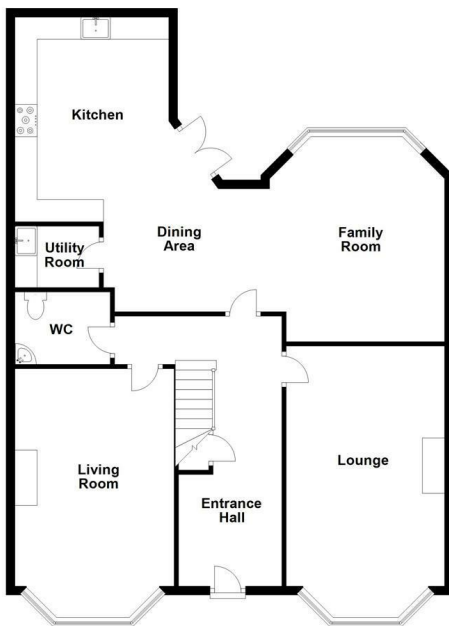




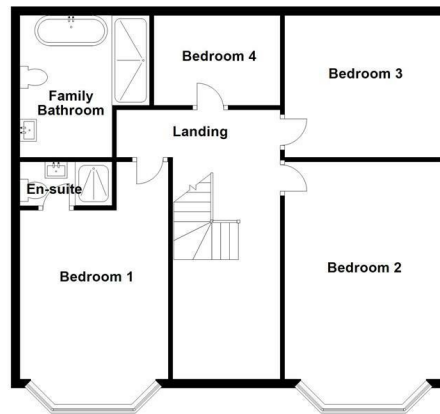




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	64	68
		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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