



## 1 Sandhurst Drive, Belfast, BT9 5AY

**Offers Over £300,000**

This excellent three storey end terrace property is located on Sandhurst Drive, in the popular Stranmillis Area of South Belfast. Within walking distance Queens University Campus and the wide range of local amenities including shops, libraries, cafes & restaurants this is an ideal buy for parents with children attending college, investors seeking a safe & secure return or indeed a first time buyer or young couple looking to set up home in a convenient and vibrant location. The accommodation comprises six good sized bedrooms, two shower rooms, living room, kitchen / dining & utility room. Further benefits include gas fired central heating, PVC double glazing and HMO approval along with Cludd for six bedrooms. Viewing is recommended as demand for similar property has been high recently.

- Substantial End Terrace Red Brick Property
- Living Room Open To Kitchen / Dining Area
- Utility Room
- Excellent Investment Opportunity Located In The Heart Of Stranmillis
- HMO Certified Along With CLEUD In Place
- Six Generous Bedrooms
- Two Shower Rooms
- Gas Fired Central Heating / PVC Double Glazing
- Walking Distance To Queens University & Botanic Gardens

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		60	67
(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

Hardwood front door. Inner glass panelled door.

#### RECEPTION HALL

Tiled floor.

#### BEDROOM ONE 13'1" x 10'9" (4.0 x 3.3)



Attractive fireplace, wood floor.

#### LIVING ROOM 12'1" x 10'9" (3.7 x 3.3)



Wood floor.

#### KITCHEN / DINING 15'5" x 14'1" (4.7 x 4.3)



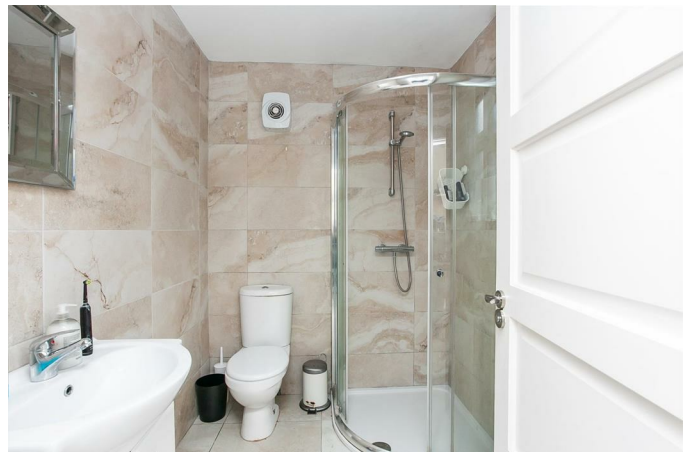
Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, velux window, tiled floor, recessed spot lighting.

#### UTILITY ROOM 6'10" x 5'2" (2.1 x 1.6)



Low level cupboards, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine.

#### SHOWER ROOM 6'6" x 5'2" (2.0 x 1.6)



White suite comprising low flush W.C, wash hand basin with storage below, enclosed shower, fully tiled walls, tiled floor.

## ON THE FIRST FLOOR

### BEDROOM TWO 13'1" x 12'9" (4.0 x 3.9)



Wood floor, built in robe.

### BEDROOM THREE 11'5" x 8'2" (3.5 x 2.5)

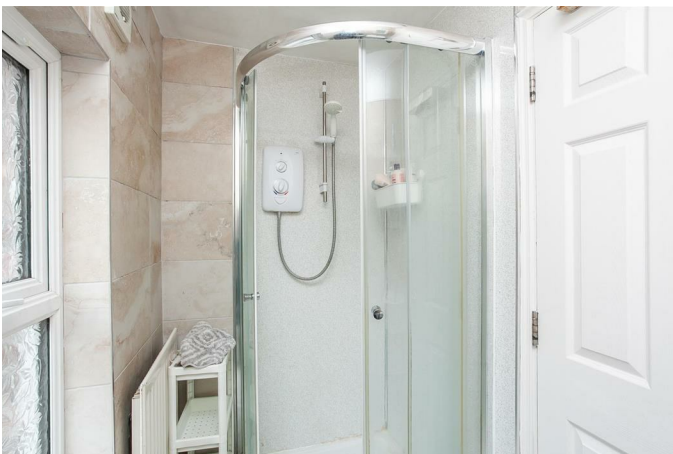


Attractive fireplace, wood floor.

### BEDROOM FOUR 10'5" x 6'6" (3.2 x 2.0)

Wood floor.

## SHOWER ROOM



Low flush W.C, wash hand basin, walk in electric shower, fully tiled walls, tiled floor.

## ON THE SECOND FLOOR

### BEDROOM FIVE 14'5" x 10'9" (4.4 x 3.3)



Wood floor.

### BEDROOM SIX 11'9" x 8'2" (3.6 x 2.5)

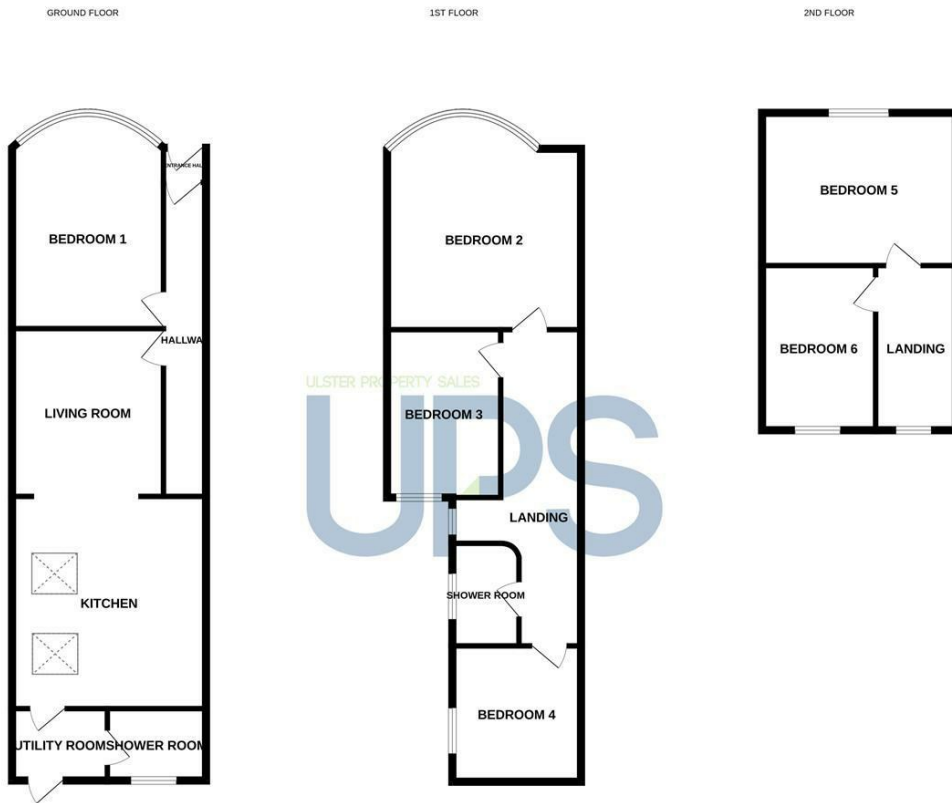


Wood floor.

## OUTSIDE

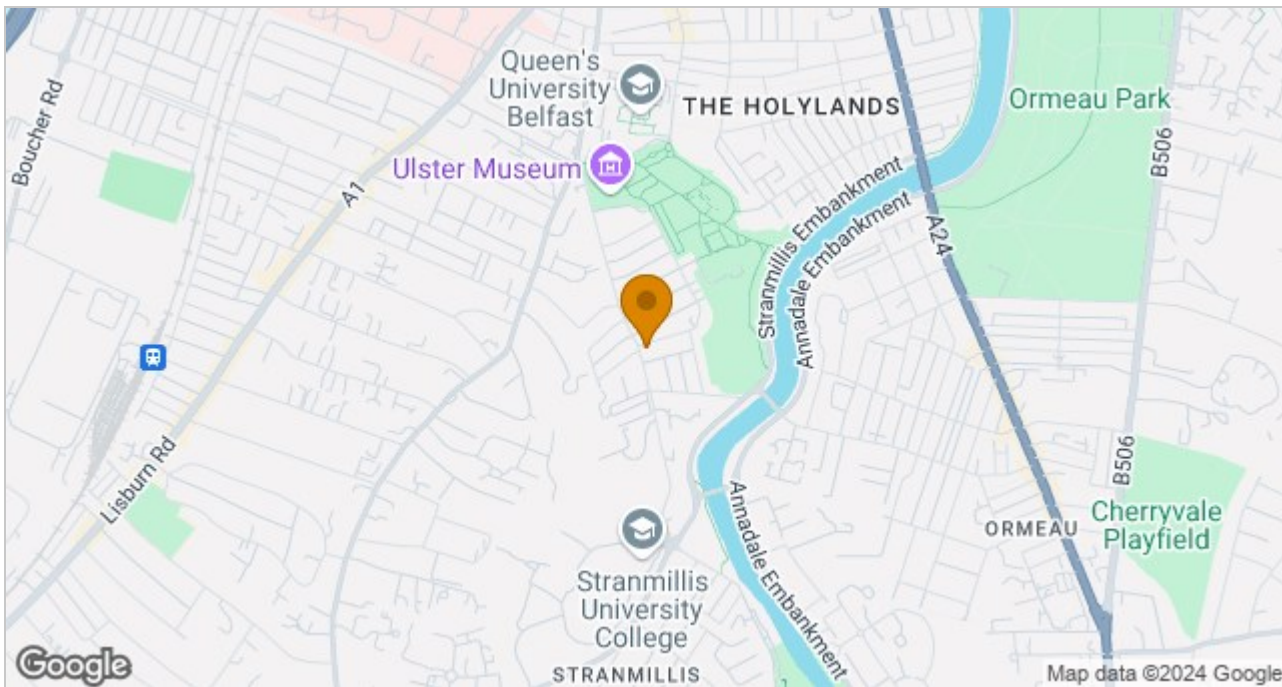
Enclosed rear yard.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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