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18 Sharman Gardens

Belfast
BT9 5GE

Offers In Region Of £339,950

18 SHARMAN GARDENS, BELFAST, BT9 5GE

- Extended Detached Family Home
- Three Generous Bedrooms (Master Ensuite)
- Bright and Spacious Through Lounge with Feature Fireplace
- Open Plan Kitchen / Dining Leading To Sun Room
- Modern Fully Fitted Kitchen with Appliances
- Well Appointed Family Bathroom
- uPVC Double Glazed throughout
- Oil Fired Central Heating
- South Facing Gardens in Lawn, Paved Patio Area



Situated in a consistently popular residential area within Stranmillis, this detached family home offers excellent accommodation and convenience of location.

Internally the property briefly comprises of three well proportioned bedrooms (master with ensuite wc) and a superb bathroom on first floor. Downstairs provides a bright and spacious through Lounge with feature fireplace, a modern fully fitted kitchen with appliances open plan to the dining area and sun room.

Outside there is a south facing garden in lawn, bordered by mature hedges, flowerbeds and fencing. To the front there is a driveway with off street parking for 2 cars and further gardens in lawn. Other benefits include a high efficiency oil fired central heating system and uPVC double glazing.

Located within close proximity to a plethora of local amenities, schools, Queens University Belfast, transport links and arterial routes to Belfast City Centre, this excellent property is sure to have broad appeal.







PROPERTY COMPRISES

Composite entrance door leading to entrance porch,

ENTRANCE PORCH Glazed door leading to lounge.

LOUNGE 16' 10" x 14' 3" (5.13m x 4.34m) Feature fireplace with marble surround and hearth.

KITCHEN/DINING AREA 16' 9" x 15' 11" (5.11m x 4.85m) (@ widest points) Range of fitted high and low level units, wood effect work surfaces, single drainer sink unit with mixer tap, tiled splash back, island unit with built in storage and matching counter top, plumbed for washing machine, plumbed for dishwasher, integrated hob, stainless steel and glass extractor canopy, stainless steel under oven, tiled floor, recessed low voltage spotlights, glazed display cabinets, stairs to first floor, open plan to sunroom.

SUNROOM 11' 4" x 11' 3" (3.45m x 3.43m) Patio doors to rear garden, Velux skylight, tiled floor.

FIRST FLOOR LANDING Access to roof space, built in storage.

BEDROOM 12' 8" x 9' 8" (3.86m x 2.95m)





ENSUITE WC Low flush WC, pedestal wash hand basin, tiled walls, extractor fan.

BEDROOM 13' 1" x 9' 7" (3.99m x 2.92m) Access to airing cupboard with hot water cylinder and shelving.

BEDROOM 9' 6" x 6' 9" (2.9m x 2.06m)

BATHROOM Suite comprising of a bath, enclosed shower cubicle, low flush WC, pedestal wash hand basin, stainless steel towel radiator, recessed low voltage spotlights, tiled floor, tiled walls, feature mirror and light.

OUTSIDE Tarmac driveway and parking to front, enclosed rear garden in laws with paved patio area, oil fired boiler, uPVC oil tank, outside tap and light.

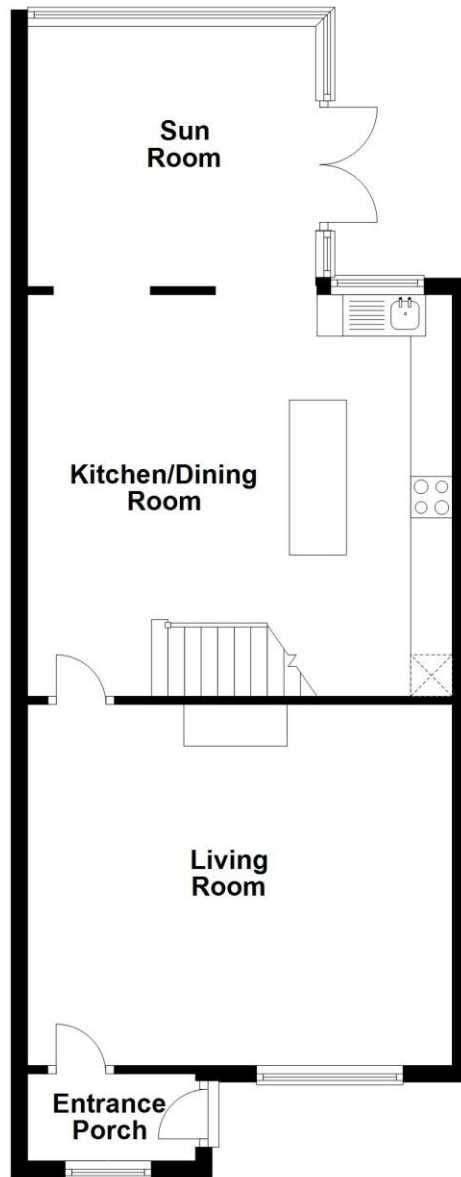




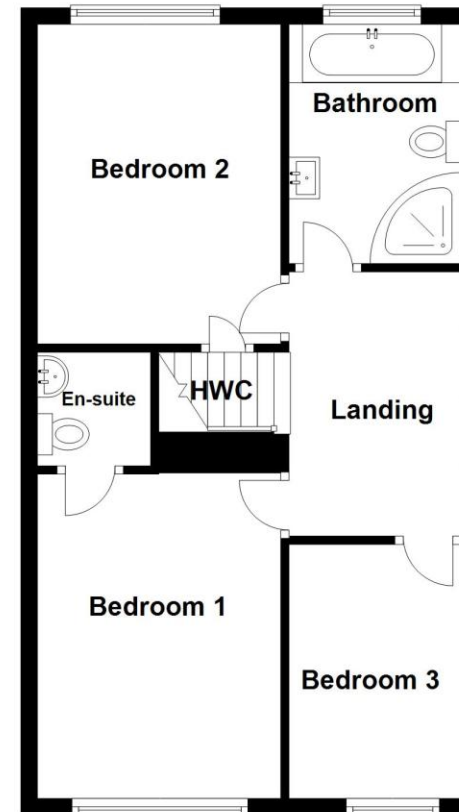




Ground Floor

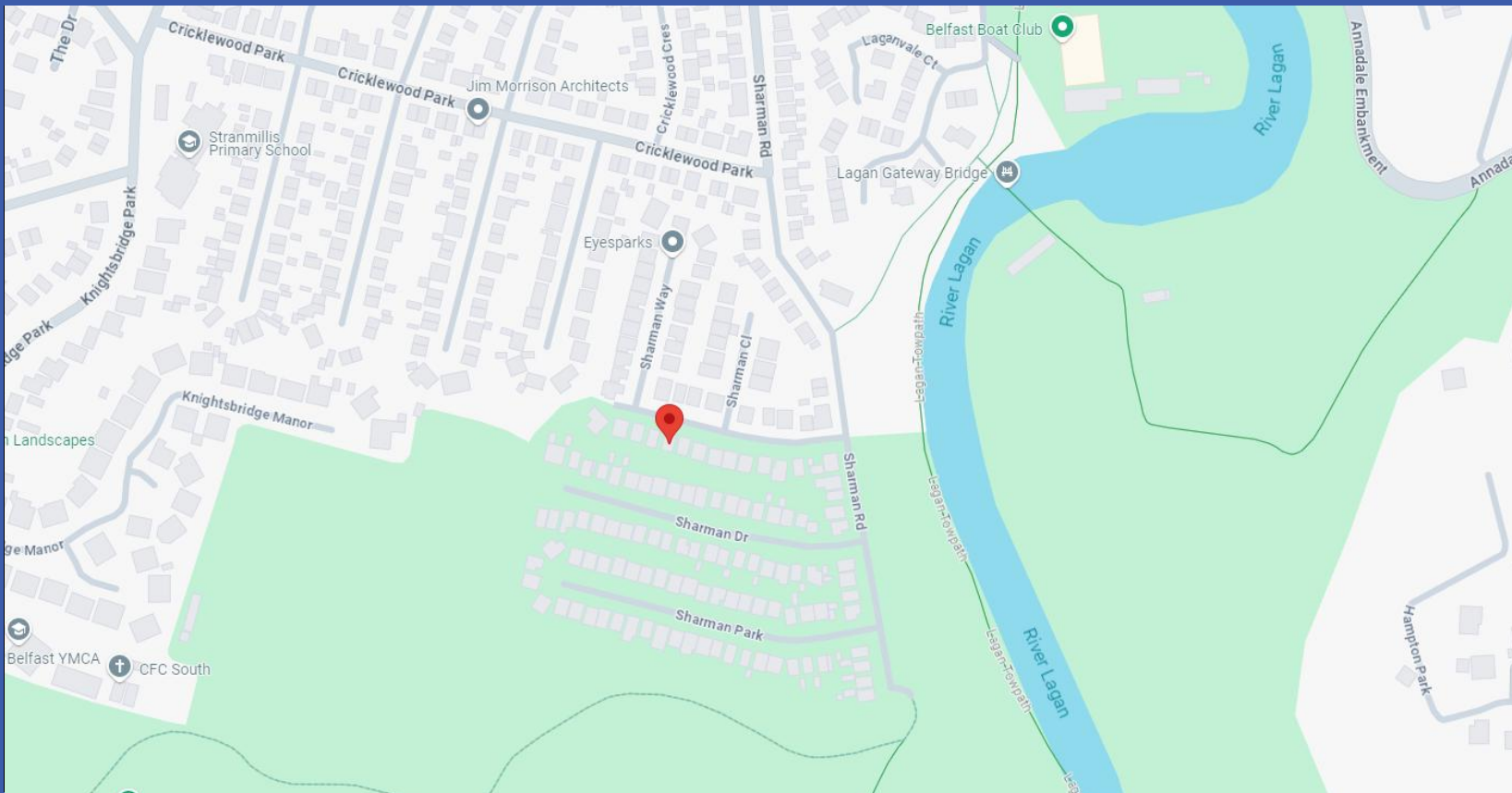


First Floor



Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

18 Sharman Gardens, Belfast



Directions:

Please find map attached above

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	63 D
39-54	E		
21-38	F		
1-20	G		



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