



51 Prince Edward Drive, Stranmillis, Belfast, BT9 5GB

Price Guide £330,000

Well presented and located in the ever popular Stranmillis area of South Belfast we are pleased to offer for sale this semi detached home. The accommodation comprises two reception rooms, excellent kitchen with range of integrated appliances, three good size bedrooms and contemporary bathroom suite. Gas fired central heating and PVC double glazing are both in place. Outside, the property benefits from a detached garage, enclosed garden to rear & driveway to front providing ample off street parking. Within close proximity to a host of amenities and leading schools this home is ready to move into and will appeal to a range of prospective purchasers.

- Beautifully Presented Semi - Detached Home
- Front Living Room With Feature Fireplace
- Contemporary White Bathroom Suite
- Enclosed Rear Garden In Lawn, Spacious Driveway To Front
- Within Easy Access To Leading Schools, Lagan Tow Path & Transport Links
- Three Good Sized Bedrooms
- Dining Room With Open Aspect To Excellent Kitchen
- Detached Garage
- Gas Fired Central Heating / PVC Double Glazing
- Ready To Move Into

Energy Efficiency Rating		Current	Potential
(92-100)	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		70	72
EU Directive 2002/91/EC			

**THE ACCOMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door with glass panels.

RECEPTION HALL



Tiled floor. Storage under stairs.

LIVING ROOM 12'5" x 11'5" (3.8 x 3.5)



Feature wall mounted gas fire.

DINING 12'9" x 10'2" (3.9 x 3.1)



Tiled floor, PVC double doors to rear garden.



KITCHEN 9'2" x 7'3" (2.8 x 2.22)



Excellent range of high and low level units, integrated appliances to include oven / grill, 4 ring gas hob, stainless steel extractor fan, dishwasher & fridge freezer, washing machine, stainless steel sink unit with mixer tap, recessed spot lighting, part tiled walls.



ON THE FIRST FLOOR

BEDROOM ONE 12'1" x 10'5" (3.7 x 3.2)



BEDROOM TWO 12'1" x 10'2" (3.7 x 3.1)



BEDROOM THREE 9'2" x 6'10" (2.8 x 2.1)



BATHROOM



Contemporary suite comprising panel bath with telephone hand shower & rainfall shower over, low flush W.C, wash hand basin, fully tiled walls, ceramic tiled floor, chrome towel radiator.

OUTSIDE



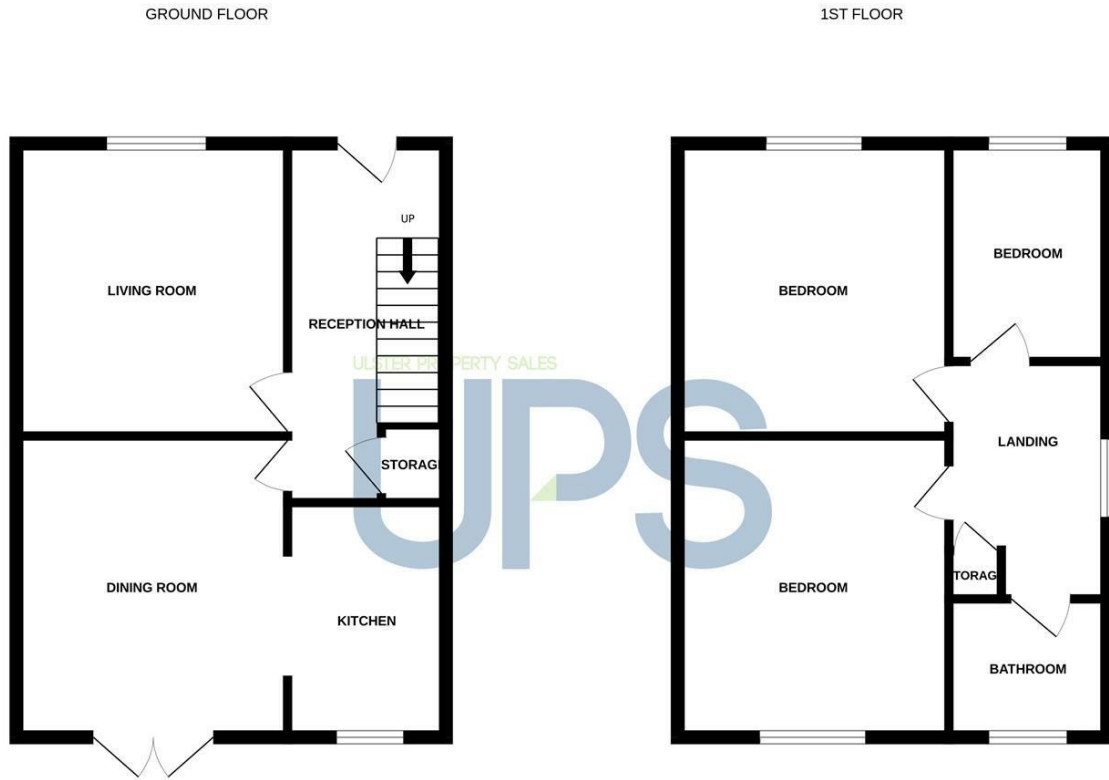
Enclosed rear garden in lawn. Outside water tap.



DETACHED GARAGE

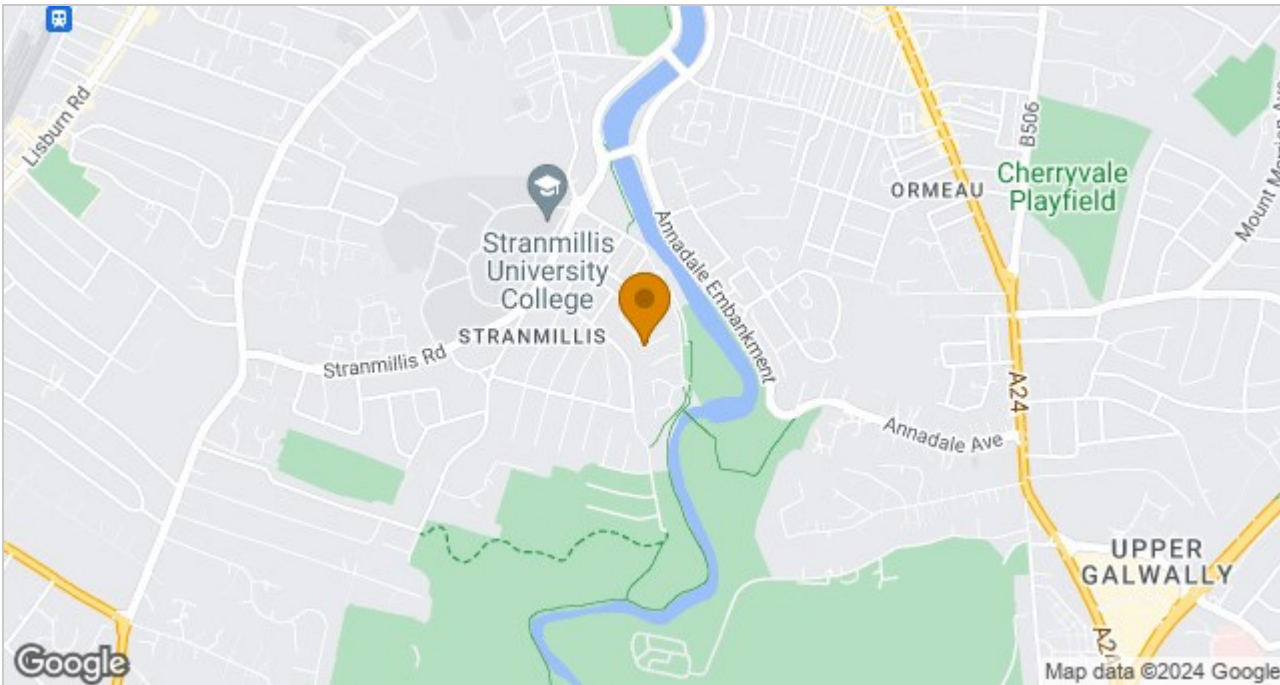
Wired. Electric door. Driveway to front with ample off street parking.

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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