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**92 Galwally Park**

Ormeau Road, Belfast  
BT8 6AH

**Offers Over £425,000**



## 92 GALWALLY PARK, BT8 6AH

- Attractive Extended Semi Detached Property in a Prime Location
- Extensively Modernised and Extended
- Bright Spacious Lounge wit Feature Fireplace
- Magnificent Bespoke Kitchen Open Plan to Dining & Family Area / Separate Utility Room
- 3 Double Bedrooms Including Main Bedroom with Ensuite Shower Room
- Family Bathroom / Ground Floor Cloakroom with WC
- Gas Central Heating / Double Glazed Windows / Driveway Parking for Two Cars
- Many Fine Original Features Including Reclaimed Internal Doors, Fireplace and Stained Glass Windows
- Enclosed and Private Rear Garden with Decked Sitting Area and Superb Uninterrupted Views
- Extremely Convenient to Local Amenities Including Leading Schools

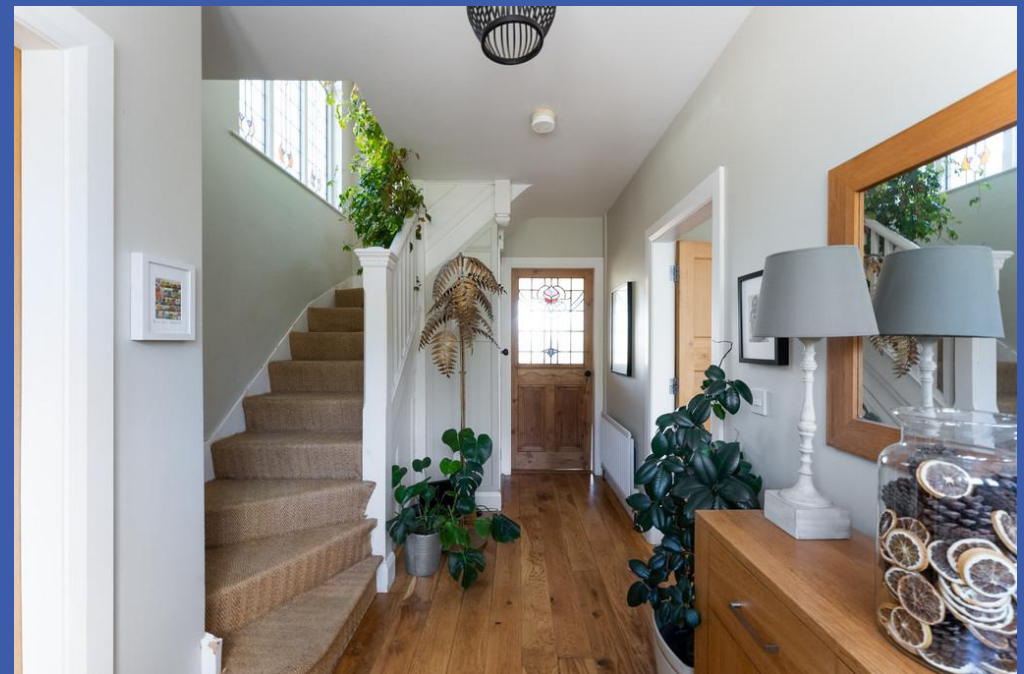
This attractive, extended semi detached property is situated in a prime location on the ever popular Galwally Park, just off Ormeau Road.

The property has been extensively renovated and modernised by the current owners and extended to provide good sized family accommodation which has retained many fine original features and particularly benefits from bright and spacious lounge along with the separate open plan reception space featuring a bespoke kitchen which is open plan to family and dining areas and overlooks the rear garden. In addition, on the ground floor there is a guest WC and utility room.

On the first floor there are three double bedrooms, including one with ensuite shower room and a family bathroom. The property also benefits from gas central heating and double glazing.

The internal accommodation is complemented by the parking to the front for two cars and the generous enclosed rear garden with a private, sheltered decked sun terrace.

The property is set in a quiet location, yet remains convenient to many amenities, including transport services, public parks and leading schools. This fine home can only be fully appreciated on internal inspection.









## PROPERTY COMPRISES

Hardwood front door with feature stained glass inset and side windows to reception hall.

**RECEPTION HALL** Solid Oak floor, understairs storage.

**CLOAKS/UTILITY ROOM** White suite featuring sink unit with mixer taps, Zodiac quartz surround, low flush WC, integrated washing machine, integrated tumble dryer, matching oak flooring, extractor fan.

**LOUNGE 13' 8" x 10' 10" (4.17m x 3.3m)** Solid oak floor, feature stained glass windows, cornice ceiling, attractive fireplace with tiled inset and hearth.

**MAGNIFICENT KITCHEN OPEN PLAN TO DINING & LIVING AREAS 24' 0" x 19' 1" (7.32m x 5.82m)** Extensive range of bespoke high and low level units, Zodiac quartz work surfaces, feature sink unit with Zodiac quartz drainer, Bosch 4 ring gas hob with Zodiac quartz splashback, electric ovens under and extractor fan over, integrated fridge/freezer, integrated dishwasher, island unit with matching Zodiac quartz work surfaces, oak flooring, low voltage spotlights, feature Faber Relaxed XL living flame gas fire, superb picture windows, overlooking rear decking, with magnificent views and sliding doors.

**FIRST FLOOR LANDING** Access to roof space, feature stained glass window, solid oak floor.







**BEDROOM 12' 9" x 12' 6" (3.89m x 3.81m)** Solid oak floor, superb views over Belfast.

**ENSUITE SHOWER ROOM** White suite comprising, wash hand basin, low flush WC, walk in fully tiled shower cubicle with rainwater shower, solid oak floor, chrome heated towel rail, low voltage spotlights.

**BEDROOM 11' 11" x 10' 10" (3.63m x 3.3m)** Solid oak floor, feature fireplace with tiled inset and hearth.

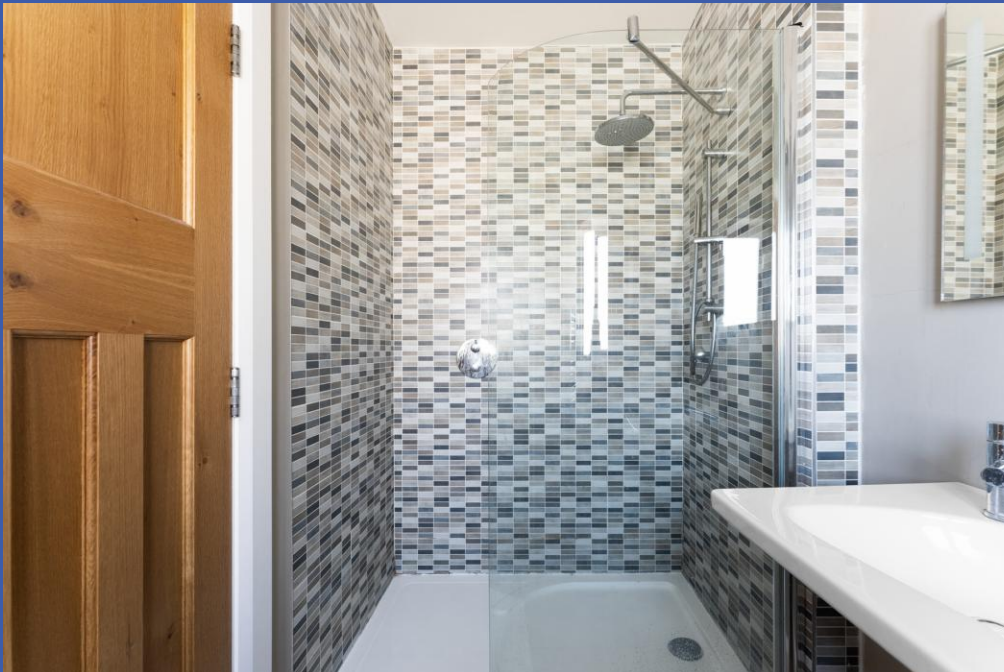
**BEDROOM 11' 4" x 10' 10" (3.45m x 3.3m)** Solid oak floor, feature fireplace with tiled inset and hearth.

**BATHROOM** White suite comprising, feature free standing bath with mixer taps and shower attachment, wash hand basin, low flush WC, fully tiled shower cubicle, extractor fan, low voltage spotlights, solid oak floor, feature stained glass window.

**OUTSIDE** Entrance gate leading to driveway parking for two cars, landscaped front garden area with decked sitting area, paviour surround and flower beds in loose pebbles with boundary fence and hedging. Private rear garden with timber decked sitting area offering magnificent views over Belfast and lower level gardens in lawn with decked sitting area and garden shed, outside hot water tap.







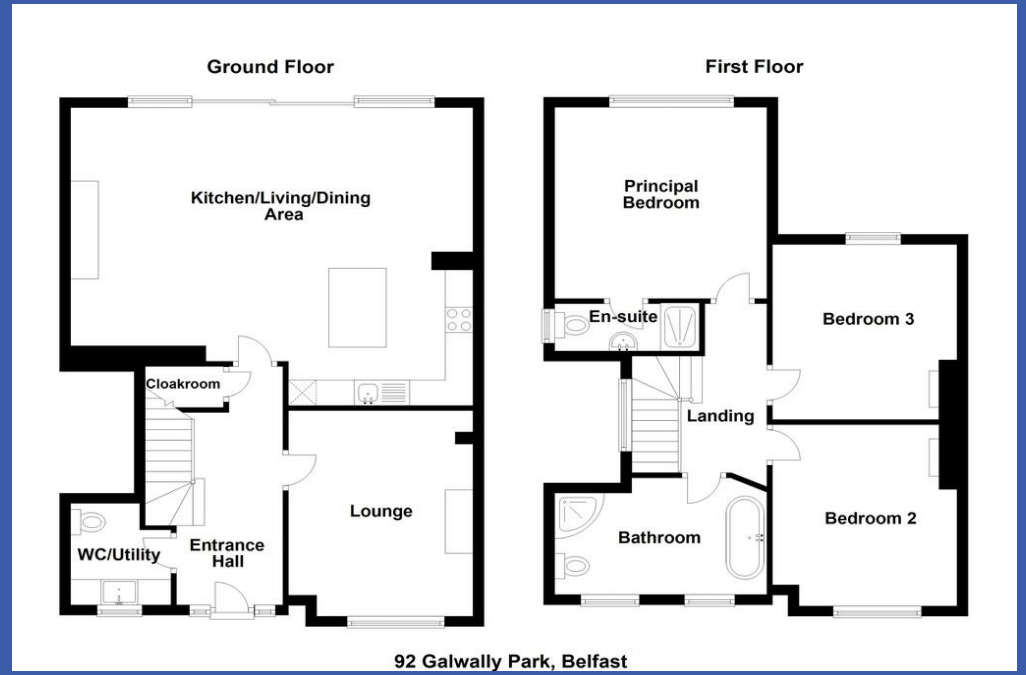




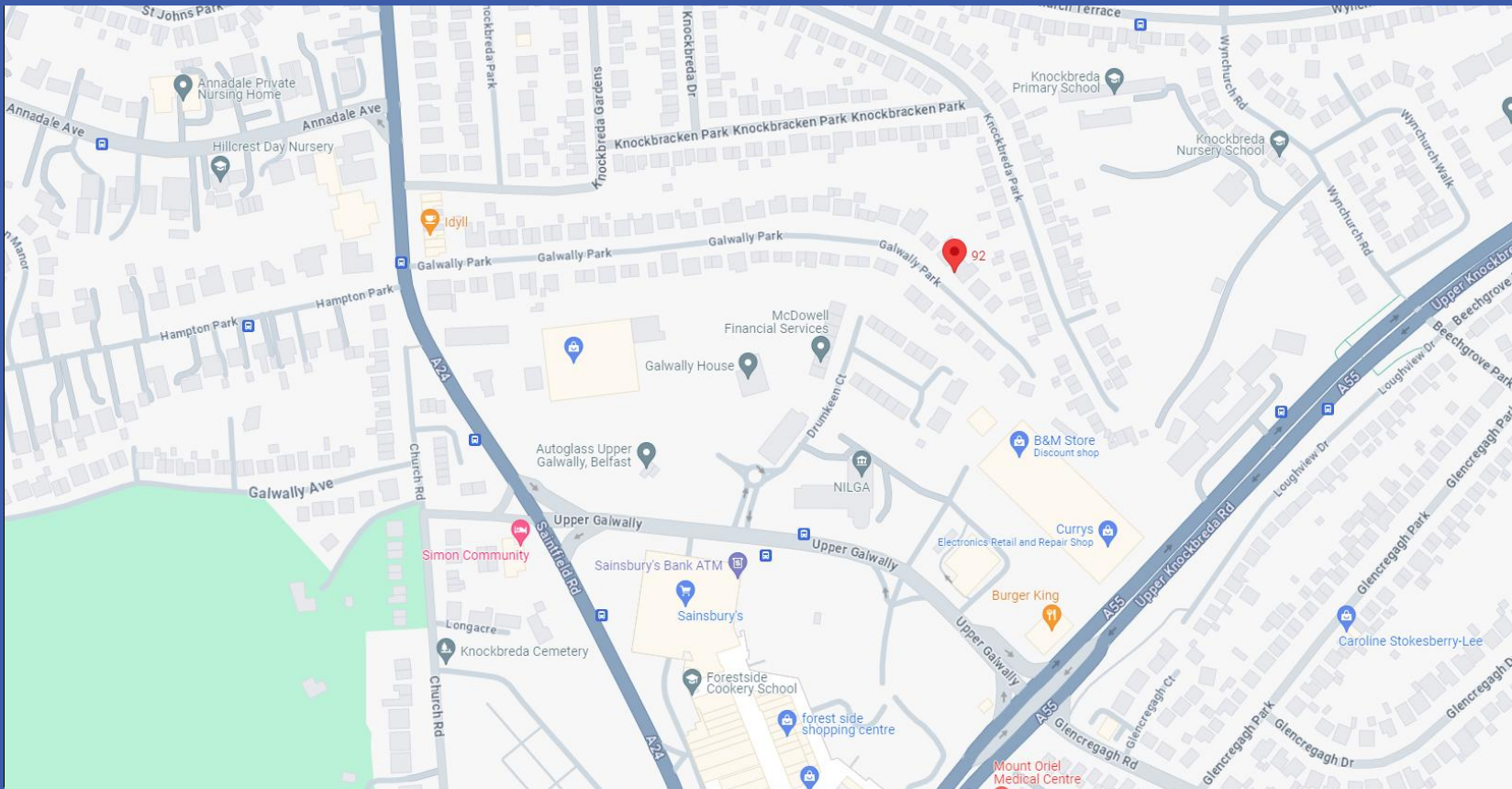












**Directions:**

Coming out of Belfast on Ormeau Road turn left in to Galwally Park just after the junction with Annadale Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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