



Well positioned just off Rugby Road for those seeking good access to Queens University, Botanic Garden, Ulster Museum and the City Centre.

The present owners substantially renovated in 2021 and the property has been well looked after over the past three years.

The accommodation comprises on the ground floor, two reception rooms and a modern fitted kitchen. On the upper floors are four well proportioned bedrooms and a deluxe shower room.

In addition the property benefits from PVC framed double glazed windows, gas fired central heating, south facing courtyard style rear garden.

We can strongly recommend an internal inspection.

Offers Over
£249,950

9 Rugby Parade,
Belfast,
BT7 1PY

Viewing by
appointment
through agent
028 9066 3030



- Excellent 3 Storey Mid Terrace Property in Popular Location
- Two Reception Rooms
- Modern Fitted Kitchen
- Deluxe Shower Room
- Four Well Proportioned Bedrooms
- Enclosed Rear Yard Area with South Facing Aspect
- Property Fully Upgraded in 2021
- Ideally Positioned for those Seeking Proximity to Queens University
- Within 500 yards of Botanic Gardens and Ulster Museum
- Rewired, Replumbed, Damp Proof Course, New Gas Boiler and Roof Upgrade in 2021
- PVC Framed Double Glazed Windows
- Gas Fired Central Heating

The Property Comprises:

Ground Floor

ENTRANCE HALL:

LIVING ROOM: 15' 8" x 12' 1" (4.78m x 3.68m)



DINING ROOM: 13' 4" x 12' 9" (4.06m x 3.89m) Engineered wooden floor, gas fired boiler.



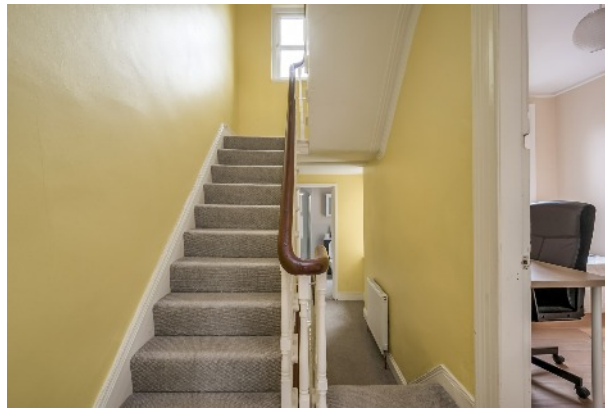
Telephone 028 9066 3030

www.templetonrobinson.com

MODERN FITTED KITCHEN: 12' 0" x 7' 5" (3.66m x 2.26m) Excellent range of high and low level units, stainless steel 1.25 bowl stainless steel sink unit, ceramic hob, electric oven, re-circulating fan over hob, space for fridge freezer, ceramic tiled floor.



First Floor Return



SHOWER ROOM: Shower cubicle with Thermostatically controlled shower unit, wash hand basin in vanity unit with storage under, low flush wc, heated towel rail, fully tiled walls.



First Floor

BEDROOM (1): 15' 5" x 13' 8" (4.7m x 4.17m) Wood laminate floor.



BEDROOM (2): 13' 6" x 9' 5" (4.11m x 2.87m) Wood laminate floor.



Second Floor

BEDROOM (3): 17' 0" x 13' 5" (5.18m x 4.09m)



BEDROOM (4): 13' 7" x 9' 5" (4.14m x 2.87m)



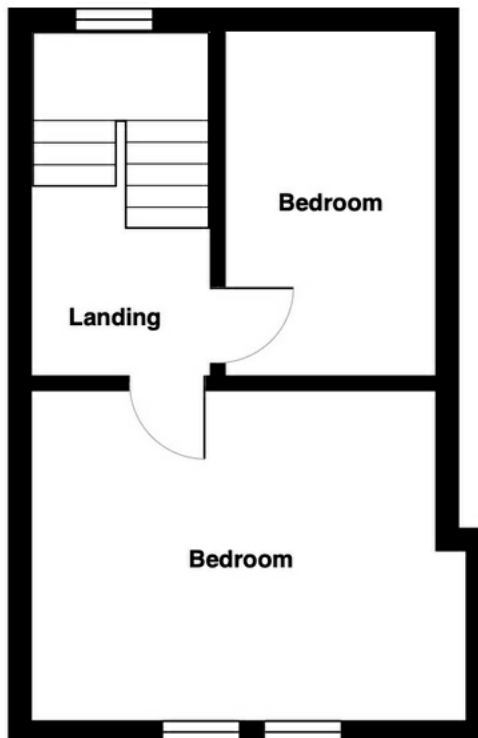
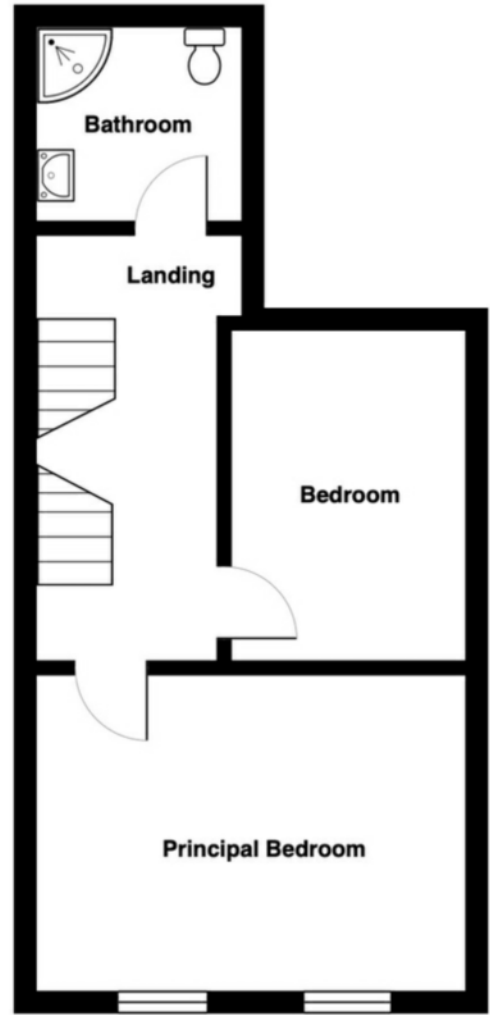
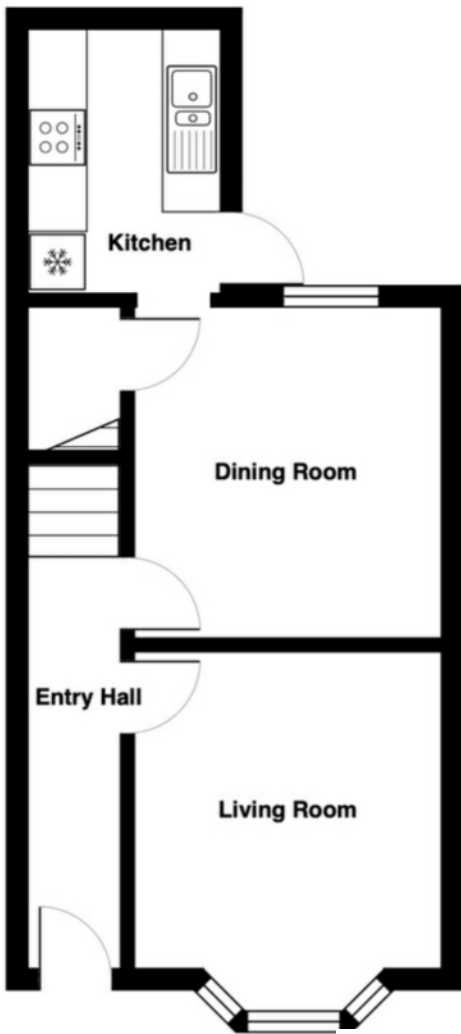
Outside

Enclosed rear yard area with two small out buildings, potential as south facing courtyard area.



Location:

Rugby Road from Agincourt Avenue, first on right hand side into Rugby Parade.



Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
www.templetonrobinson.com



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