



## 41 Richmond Park, Belfast, BT9 5EF

**Price Guide £550,000**

Perfectly positioned in the heart of Stranmillis, we are pleased to offer for sale this superb detached family home. Occupying an excellent site, the property offers bright and spacious accommodation which comprises lounge, open plan living / kitchen / dining, W.C, four bedrooms & contemporary bathroom suite. Externally there is a large rear garden in lawn with patio area and detached garage. To the front there is a driveway providing off street parking. Gas fired central heating and PVC double glazing are also in place. Within walking distance to a host of amenities including Stranmillis Primary School, Stanmillis boat club, the Lagan Towpath & the shops & cafés of Stranmillis village, this home will appeal to a wide range of buyers and viewing is highly recommended.

- Beautifully Presented Detached Family Home
- Lounge With Fireplace & Double Doors Leading To Garden
- Contemporary Bathroom Suite
- Detached Garage / Downstairs Cloakroom
- Walking Distance To Stranmillis Primary School, Excellent Transport Links & Shops
- Four Generous Bedrooms
- Open Plan Kitchen Living Dining Room With Recently Installed Kitchen
- Large Enclosed Rear Garden In Lawn, Landscaped Garden To Front With Spacious Driveway Providing Ample Parking
- Gas Fired Central Heating / PVC Double Glazing

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		62	68
(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**

Composite front door with glass panels.

**RECEPTION HALL**



Solid wood floor, storage under stairs.

**LOUNGE 15'4 x 10'8 (4.67m x 3.25m)**

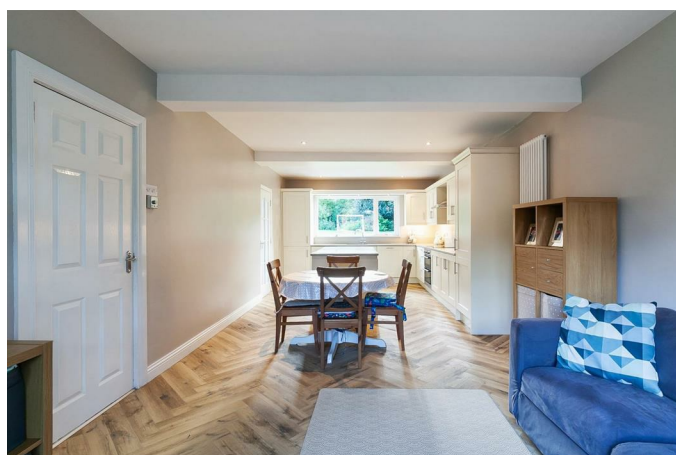


Attractive fireplace with wood surround and gas inset, solid wood floor, PVC double doors to rear garden.

**KITCHEN / LIVING / DINING 29'8" x 11'5"  
(9.06 x 3.5)**



Extensive range of high and low level units, granite work surfaces, island unit, integrated appliances to include fridge / freezer, dishwasher, microwave, double oven, 4 ring hob, stainless steel extractor fan, recessed spot lighting, herringbone wood floor.



**CLOAKROOM**

Low flush W.C, pedestal wash hand basin.

## ON THE FIRST FLOOR



## BEDROOM THREE 12'0" x 11'8" (3.66 x 3.56)



## BEDROOM ONE 14'11" x 10'4" (4.57 x 3.15)



## BEDROOM FOUR 9'3" x 8'0" (2.84 x 2.46)



## BEDROOM TWO 12'4" x 12'0" (3.78 x 3.66)



## BATHROOM



Luxury bathroom suite with panel bath, low flush W.C, walk in shower, wash hand basin with storage below, chrome wall mounted radiator, fully tiled walls & floor.

## OUTSIDE



An extensive garden to rear in lawn surrounded by mature shrubs & trees. Garden to front along with driveway providing ample parking.



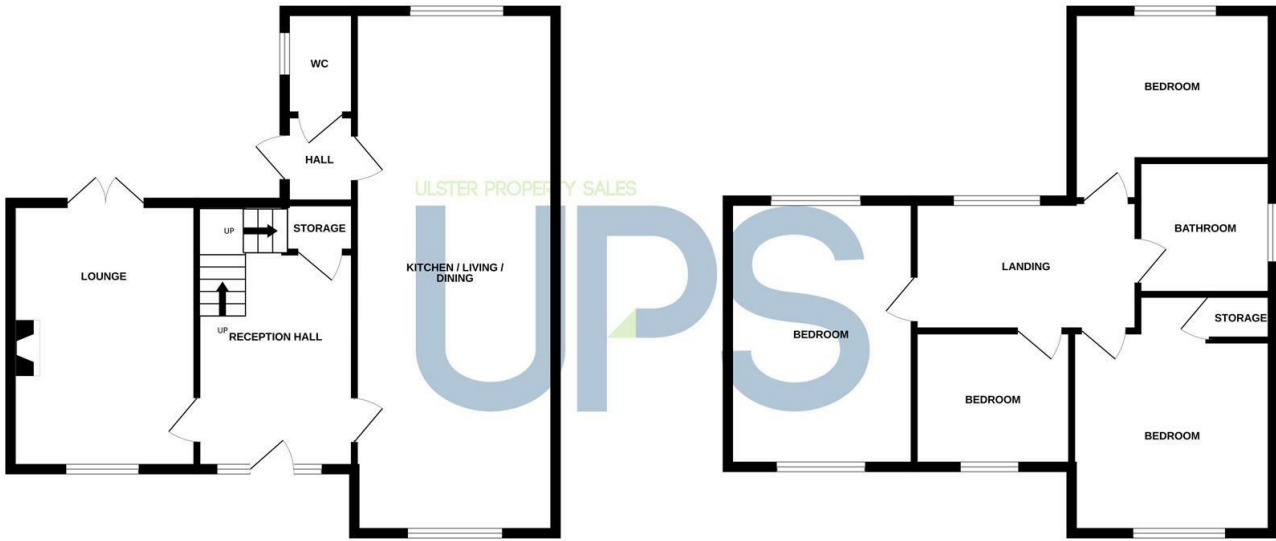
## DETACHED GARAGE

Up & over door.

# Floor Plan

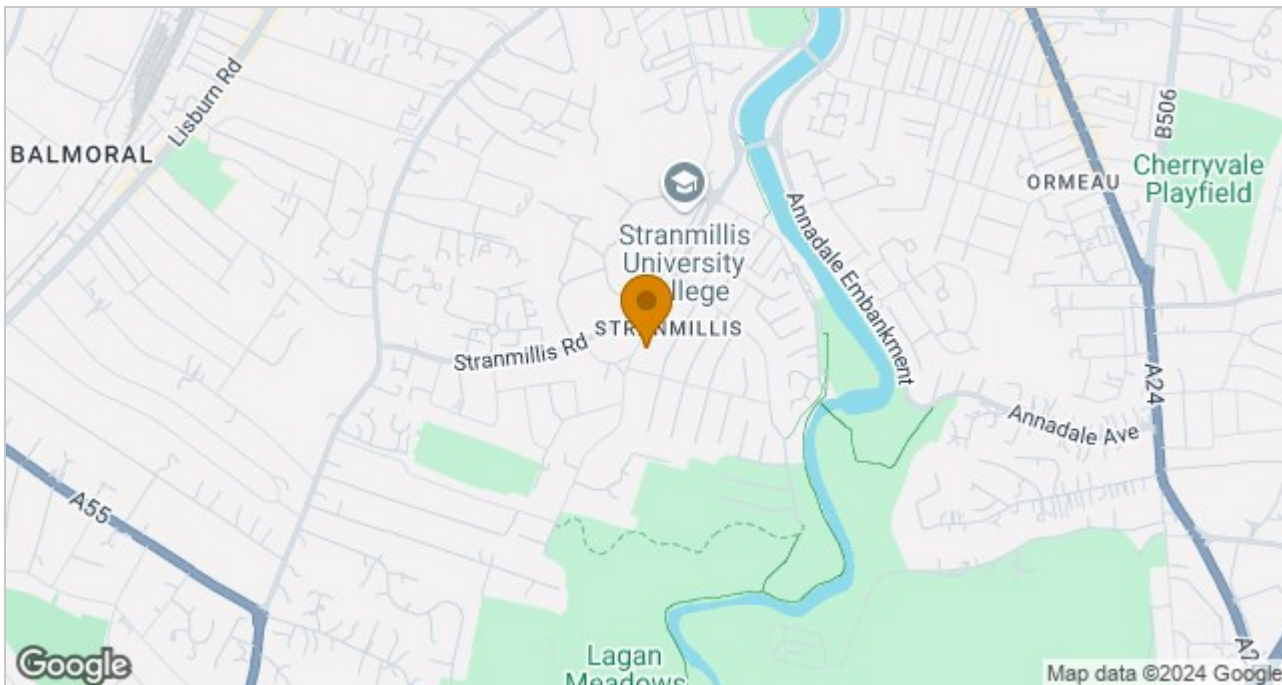
GROUND FLOOR

1ST FLOOR



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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