



An excellent Semi Detached home in a prime residential location off the Upper Ormeau Road. Positioned close to the impressive Forestside shopping complex and with good access to the ever popular hub of the Ormeau Road. Similarly the City Centre is approx. 2 miles away. The location is close to a range of popular schools.

The accommodation comprises on the ground floor, a living room, family/dining room with open aspect to a modern kitchen. Upstairs there are three double bedrooms and a deluxe shower room.

The property benefits from PVC framed windows, oil fired central heating and tiered garden to the rear with elevated sitting area.

Offers Over  
£295,000

39 Galwally Park,  
Belfast,  
BT8 6AG

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Viewing by  
appointment  
through agent  
028 9066 3030



- Superb extended Semi-Detached Villa in Prime Location
- Convenient access to City Centre, Ormeau Road and City Airport
- Close to a range of popular schools and shopping centres
- Living room, family/dining room, extended modern kitchen
- Three well proportioned Double Bedrooms
- Family shower room and ground floor wc/pantry
- Covered car port area leading to garage
- Tiered garden to the rear with steps to upper sitting area with superb views over Belfast
- Oil fired central heating
- PVC framed double glazed windows
- Bright and tasteful decor throughout
- Internal inspection highly recommended

The Property Comprises:

Ground Floor

ENTRANCE HALL:



SEPARATE WC: Low flush wc.

LIVING ROOM: 11' 10" x 6' 11" (3.61m x 2.11m) Feature flooring (original wood), bay windows with stained leaded glass inset in double glazing, cornice ceiling.



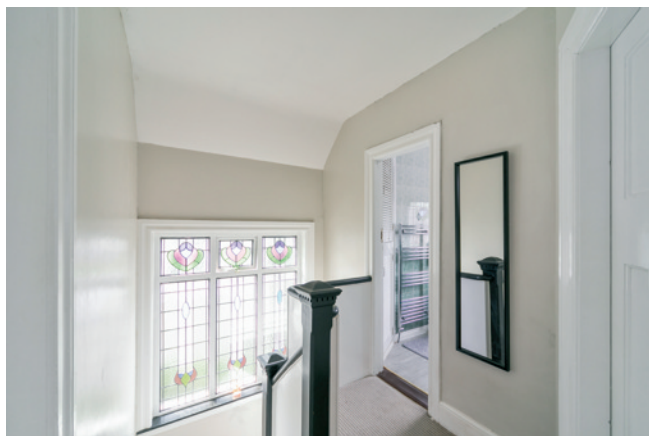
FAMILY/DINING: 16' 12" x 10' 5" (5.18m x 3.17m) Open plan to kitchen area with wood laminate flooring, open fire with slate hearth, cornice ceiling.



KITCHEN AREA: 13' 5" x 9' 7" (4.08m x 2.92m) Range of high and low level units, single drainer stainless steel sink unit with mixer taps, access to car port to side of house.



First Floor



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BEDROOM (1): 22' 1" x 9' 8" (6.74m x 2.94m)



BEDROOM (2): 10' 4" x 9' 8" (3.16m x 2.94m)



BEDROOM (3): 10' 4" x 9' 8" (3.14m x 2.94m)



BATHROOM: Walk-in shower cubicle with thermostatically controlled Mira power shower unit, PVC panelled walls in shower area, low flush wc, wash hand basin in vanity unit, heated towel radiator.



Outside

Driveway parking with car port area and garaging to rear.

Tiered rear garden with steps leading to upper terrace area.



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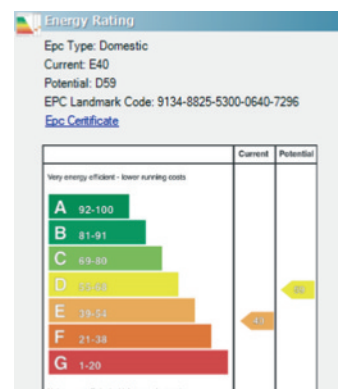
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## Location:

Heading out of Belfast pm Ormeau Road go straight through traffic lights where Ormeau Road meets Annadale Avenue and Galwally Park is the second turn on left.

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](http://www.templetonrobinson.com)



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