

TEMPLETON  
ROBINSON



180 Stranmillis Road,  
Belfast,  
BT9 5DT

Offers Over  
£795,000

Viewing by  
appointment with  
& through agent  
028 90 663030



This beautifully presented detached property seamlessly blends industrial style with contemporary comfort. Having recently undergone extensive renovations and a thoughtful extension including a full re-wire and new heating system. Upon entering you step into a striking entrance hall with a polished concrete floor leading through sliding glass doors to stunning open plan kitchen/living/dining space with garden access, perfect for modern day living and entertaining. The kitchen features premium Neff integrated appliances, a large breakfast island and a charming cast iron stove making it both functional and stylish.

A separate family room provides additional reception space whilst a fitted utility room and boot room offer practical storage solutions. A downstairs wc is conveniently located for guests. The property includes a luxurious principal bedroom complete with ensuite bathroom and walk-in dressing area and

three further double bedrooms, all with ensuite facilities. Additionally there is a first floor games room that could be utilised as a fifth bedroom. The property features ample driveway parking leading to a garage alongside a spacious mature rear garden that offers privacy ideal for outdoor entertaining or as a secure area for children.

Set in a desirable neighbourhood close to Belfast City Centre this home is within the catchment area of top primary and grammar schools. Residents enjoy proximity to vibrant amenities in Stranmillis Village and Lisburn Road, all within easy walking distance. This exceptional property offers a rare combination of stylish living and modern conveniences in a prime location ideal for families seeking a blend of luxury and accessibility.

- Exceptional spacious detached property
- Industrial style and contemporary living combined under one roof
- Recently extended and extensively renovated to include re-wiring and new heating system
  - Family room
- Stunning kitchen with an array of Neff integrated appliance and breakfast island opening to dining and living space
  - Separate fitted utility room and boot room
  - Ground floor wc
- Four double bedrooms all with ensuite facilities including a luxurious Principal bedroom with ensuite bathroom, walk-in dressing room and large glass balcony
  - Additional games room on first floor that could be utilised as fifth bedroom
    - Gas fired central heating and double glazing
    - Ample driveway parking leading to double garage
- Large mature site and rear gardens with excellent degree of privacy ideal for children at play and outdoor entertaining
- Sought after location providing excellent convenience to the City Centre and within the catchment area of many leading primary and grammar schools
- Surrounded by a wealth of local amenities and within walking distance to both Stranmillis and Lisburn Road



The Property Comprises:

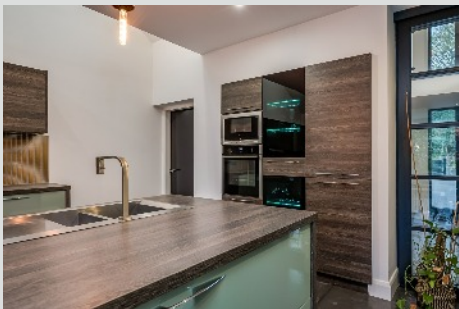
## Ground Floor

Composite double front door with glazed inset to:

SPACIOUS DINING/RECEPTION HALL: 24' 8" x 12' 2" (7.52m x 3.71m) Polished concrete floor with brushed mat inset, low voltage spotlights, minstrel gallery. Glazed sliding door to:

KITCHEN/LIVING/DINING AREA: 28' 3" x 22' 1" (8.61m x 6.73m) Modern contemporary kitchen with range of high and low level units, laminate work surfaces, raised granite built-in breakfast bar. Integrated Neff four ring induction hob with extractor fan above, part tiled walls, integrated dishwasher, single drainer stainless steel one and a half bowl sink unit with mixer taps, built-in high level Neff oven and combi microwave, built-in glass display unit with feature lighting, integrated fridge and freezer. Polished concrete floor, open to ample dining and living space with double glazed sliding doors to rear garden and beautiful mature outlook to River Lagan.





BOOT ROOM: 12' 8" x 6' 9" (3.86m x 2.06m) Polished concrete floor, low voltage spotlights.  
UTILITY ROOM: 11' 7" x 8' 6" (3.53m x 2.59m) Polished concrete floor, plumbed for washing machine, laminate work tops, stainless steel single drainer sink unit with mixer taps. Service door to garage.



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GARAGE: 11' 8" x 9' 2" (3.56m x 2.79m) Light and power.

FAMILY ROOM: 14' 0" x 12' 6" (4.27m x 3.81m) Ceramic tiled floor, picture window, cornice ceiling, dual aspect windows.



DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin with chrome mixer taps, ceramic tiled floor, extractor fan, low voltage spotlights.

LANDING: Oak laminate wooden floor. Built-in cupboard.

BEDROOM (2): 12' 8" x 9' 1" (3.86m x 2.77m) Oak herringbone laminate wooden floor. Built-in mirror fronted sliding robes.

ENSUITE BATHROOM: White suite comprising low flush wc, panelled bath with chrome mixer taps, built-in shower cubicle with chrome overhead shower and additional attachment, tiled splashback, vanity unit with chrome mixer taps and cabinet below, mirror recess. Chrome heated towel rail, ceramic tiled floor, part tiled walls, extractor fan.



BEDROOM (3): 15' 2" x 7' 6" (4.62m x 2.29m) Oak laminate wooden floor, mature outlook to rear garden.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps, tiled splashback, built-in shower cubicle with chrome shower unit, ceramic tiled floor, chrome heated towel rail, extractor fan.



BEDROOM (4): 10' 5" x 9' 4" (3.18m x 2.84m) Oak herringbone laminate wooden floor, built-in mirror fronted sliding robes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps, built-in shower cubicle with chrome overhead shower unit and additional attachment, ceramic tiled floor, extractor fan, low voltage spotlights.



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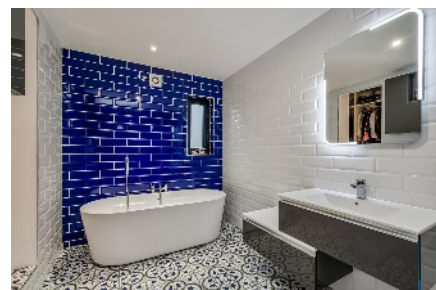
## First Floor

LANDING: Oak herringbone engineered wooden floor. Minstrel gallery with mature outlook to front. Large storage cupboard into roofspace and eaves with light.



PRINCIPAL BEDROOM: 28' 4" x 16' 8" (8.64m x 5.08m) Oak herringbone wooden floor with bespoke Aluminium sliding door to balcony with beautiful mature outlook to River Lagan. Wood panelled walls, dual aspect windows. Walk-in dressing area with built-in shelving, cupboards, chrome heated towel rail.

ENSUITE BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps and cabinet below. Panelled bath with chrome mixer taps. Walk-in shower cubicle with drying area, overhead shower unit, fully tiled walls, chrome heated towel rail, extractor fan.





GAMES ROOM/BEDROOM (5): 18' 7" x 11' 7" (5.66m x 3.53m) Oak engineered herringbone wooden floor, dual aspect windows, feature picture window.

## Outside

Access via electric gates to tarmac driveway with private parking for numerous cars.

Front garden laid in lawns with mature trees, monkey puzzle trees and shrubs. Water tap to side.

Covered storage area.

Large rear garden laid in lawns with mature trees, shrubs and extensive polished concrete patio area ideal for barbecues and outdoor entertaining.



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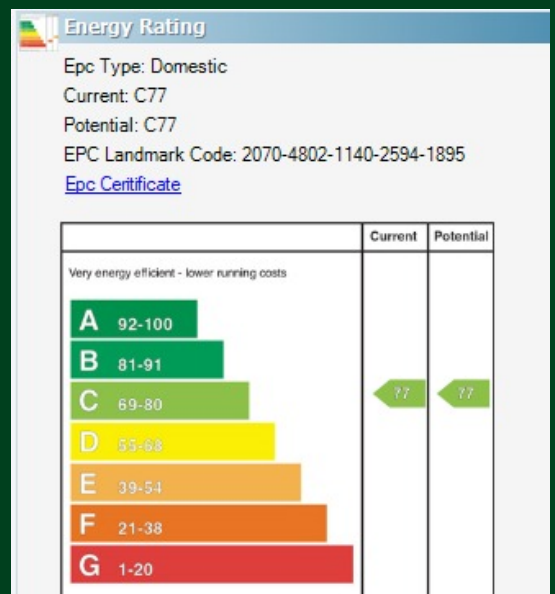


Location:

Travelling along the Stranmillis Road, turn left at Stranmillis Teaching College towards Stranmillis Village and the property is on the right hand side.

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

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