



Stunning semi detached property situated in a quiet location in the heart of the ever popular Stranmillis area within walking distance to many local amenities including the primary school, the tow path, Belfast Boat Club and the Cutters Wharf.

The property is beautifully finished and presented by its current owners providing bright and spacious internal accommodation. The excellent open plan kitchen living space has French doors leading to the rear garden. To the first floor there are three well proportioned bedrooms and a contemporary family shower room. Externally the property has been landscaped with a private mature garden with patio area and driveway parking to the front.

All in all a fantastic home which is sure to attract interest to a wide range of prospective purchasers, internal inspection is highly recommended.

Offers Over  
£425,000

15 Hillside Park,  
Stranmillis,  
BELFAST,  
BT9 5EL

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Viewing by  
appointment  
through agent  
028 9066 3030



- Beautiful Semi Detached Property in Highly Sought After Stranmillis Location
- Bright Spacious Open Plan Kitchen/Living/Dining Area with French Doors to Rear Garden
- Beautiful Oak Herringbone Wooden Floor Throughout the Ground Floor
- 3 Well Proportioned Bedrooms
- Shower Room with White Suite
- Fully Floored Roofspace with a range of potential options
- Gas Fired Central Heating (Hive System)/Double Glazed Windows
- Driveway with Off-Street Parking
- Private Rear Garden Laid with Extensive Paved Patio Area & Lawn
- Convenient Location Close to Leading Schools & Public Transport Links
- Early Viewing Highly Recommended

The Property Comprises:

### Ground Floor

uPVC front door with glazed side light to . . .

SPACIOUS RECEPTION HALL: Oak herringbone wooden floor, storage under stairs.



KITCHEN/LIVING/DINING AREA: 27' 2" x 19' 8" (8.28m x 5.99m) (L-shaped, at widest points).

Oak herringbone wooden floor, modern fully fitted kitchen with range of high and low level units with quartz stone worktops, double sink unit with mixer tap, integrated dishwasher, built-in Rangemaster cooker with electric ovens, five ring gas hob and extractor fan above, pull-out larder cupboard, integrated fridge, integrated freezer, twin pull-out larder cupboard. Open to ample dining and living space with dual aspect windows, composite surround fireplace with



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First Floor

LANDING:

BEDROOM (1): 14' 6" x 12' 1" (4.42m x 3.68m)



BEDROOM (2): 12' 1" x 11' 2" (3.68m x 3.4m) Mature outlook to rear garden.



BEDROOM (3): 7' 4" x 7' 2" (2.24m x 2.18m)



SHOWER ROOM: White suite comprising low flush wc, vanity unit with mixer tap, walk-in shower with overhead shower unit and additional shower attachment, slate tray and drying area, ceramic tiled floor, heated towel rail, part tiled walls, low voltage spotlights, extractor fan.



ROOFSPACE: 17' 9" x 11' 2" (5.41m x 3.4m) Built-in shelving and study area, storage into eaves, plumbed for radiator.



## Outside

Driveway with off-street parking, front garden laid in lawns. Landscaped mature rear garden enjoying afternoon and evening sunshine with extensive paved patio area ideal for barbecuing and outdoor entertaining, lawn with raised flower beds in sleeper beams, mature trees and shrubs. Outbuilding plumbed for washing machine.



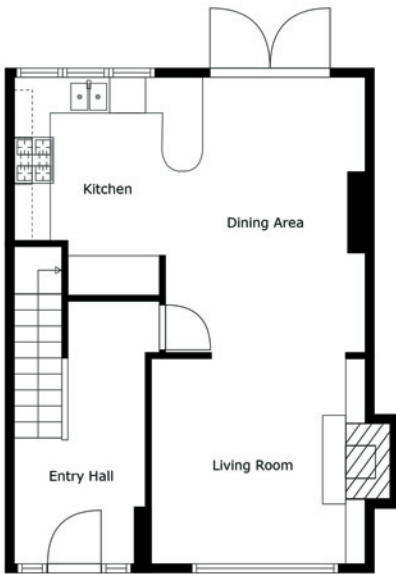


Location:

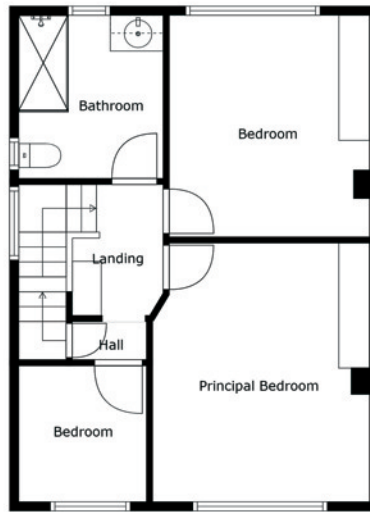
From Stranmillis Road turn into Broomhill Park and first right into Hillside Drive then right again into Hillside Park.

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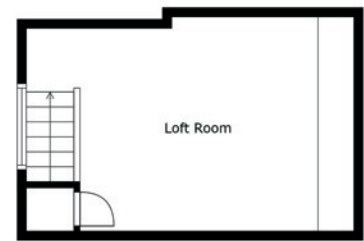
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Floor 1



Floor 2



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

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

Epc Type: Domestic

Current: D66

Potential: C70

EPC Landmark Code: 0820-0597-0032-6102-0563

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	66	70
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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