



## 34 Cricklewood Park, Belfast, BT9 5GW

**Price Guide £575,000**

Perfectly positioned in the heart of Stranmillis on a generous corner site, we are pleased to offer for sale this superb, detached house of approximately 2270 square ft. This bright and spacious dwelling makes for an ideal family home and has excellent ground-floor accommodation with solid floors throughout. Comprising large front lounge, cosy living room, open-plan kitchen leading to dining room, utility space and cloakroom storage with a separate WC. Upstairs, there are four double bedrooms (two ensuite), a luxury family bathroom, laundry and luggage storage cupboards, as well as a spacious floored attic. Externally, there is an easily maintained rear with ample off-street parking, paved patio leading to a detached garage and front and side in lawn. Gas-fired central heating and PVC double glazing are also in place. Within walking distance of a host of amenities including Stranmillis Primary School, Boat Club, Lagan Towpath, Lyric Theatre and Ulster Museum as well as shops and cafés on Lockview Road and in Stranmillis village. This home will appeal to a wide range of buyers and viewing is highly recommended.

- Beautiful Spacious Detached Family Home
- Large Front Lounge With Multi-Fuel Stove And Fireplace
- Excellent Open Plan Kitchen Leading To Dining Area With Patio Doors
- Luxury Bathroom Suite, Excellent Storage Off Landing
- Ample Off Street Parking And Detached Garage
- Four Double Bedrooms, Two En-suite
- Living Room With Gas Fire
- Utility Room, W.C With Seperate Cloakroom
- Rear Patio Garden With Front And Side Garden In Lawn
- Short Walk To Stranmillis Primary School

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

EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Brick driveway. Covered porch to PVC front door.

#### RECEPTION HALL



Wooden floor. Recessed spotlighting.

#### LOUNGE 19'4" x 11'9" (5.9 x 3.6)



Wooden effect tiled floor, multi fuel stove. Recently installed internal wall insulation.

#### LIVING ROOM 14'1" x 11'9" (4.3 x 3.6)



Side bay window. Gas fire.

#### KITCHEN / DINING 22'11" x 11'9" (7.0 x 3.6)



Excellent range of high and low level units, granite work surfaces, breakfast bar, integrated dishwasher and fridge, part tiled walls, tiled floor, recessed spotlighting. PVC patio doors to rear garden.





### UTILITY ROOM 11'9" x 8'10" (3.6 x 2.7)

Range of high and low level units, plumbed for washing machine & tumble dryer, stainless steel sink unit with drainer & mixer tap, tiled floor.

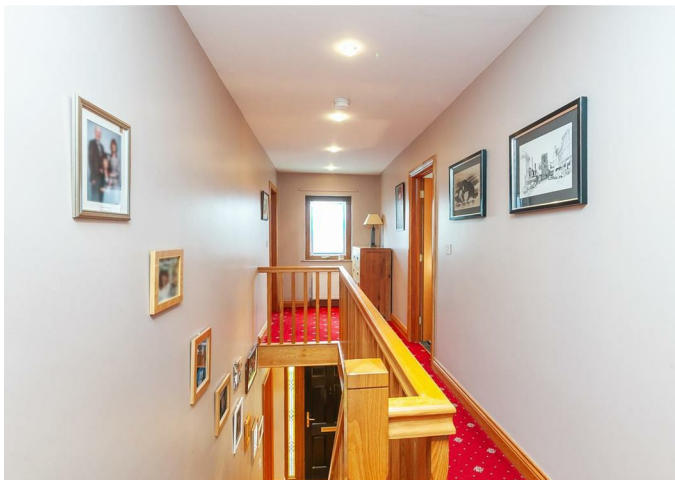
### W.C

Low flush W.C, wash hand basin with vanity unit, part tiled walls, tiled floor.

### CLOAKROOM

Storage with hanging space and shelving.

### ON THE FIRST FLOOR



Solid oak stairwell to spacious landing.

### LANDING

Spacious luggage and linen cupboards providing excellent storage. Ladder access to floored roof space with Velux window.

### MASTER BEDROOM 16'4" x 10'5" (5.0 x 3.2)



Excellent range of sliding, mirrored robes.



### ENSUITE



Luxury suite comprising free standing bath, walk in shower, wash hand basin with vanity unit below, low flush W.C, tiled floor, part tiled walls, recessed spotlighting and wall to wall fitted mirror.

**BEDROOM TWO 11'9" x 11'5" (3.6 x 3.5)**



**BEDROOM THREE 11'9" x 10'5" (3.6 x 3.2)**



**BEDROOM FOUR 11'9" x 10'5" (3.6 x 3.2)**



Walk in wardrobe.

**ENSUITE**

Walk in shower, low flush W.C, wash hand basin, part tiled walls, tiled floor.

**FAMILY BATHROOM**



Luxury suite comprising bath, walk in shower, wash hand basin with vanity unit below, low flush W.C, tiled floor, part tiled walls, recessed spotlighting. Wall to wall integrated mirror.

**OUTSIDE**



Extensive corner site with enclosed rear patio garden, ample off street parking and lawn to front and side.

**DETACHED GARAGE 20'0" x 8'10" (6.1 x 2.7)**

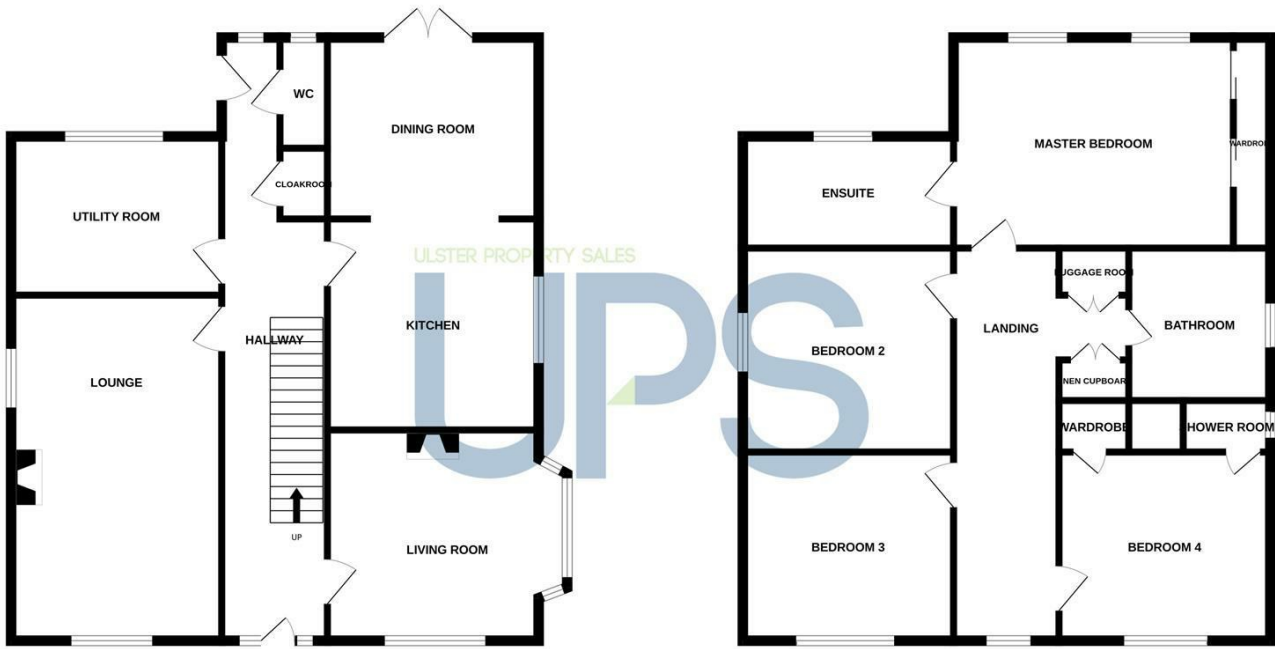


Wired for lighting.

# Floor Plan

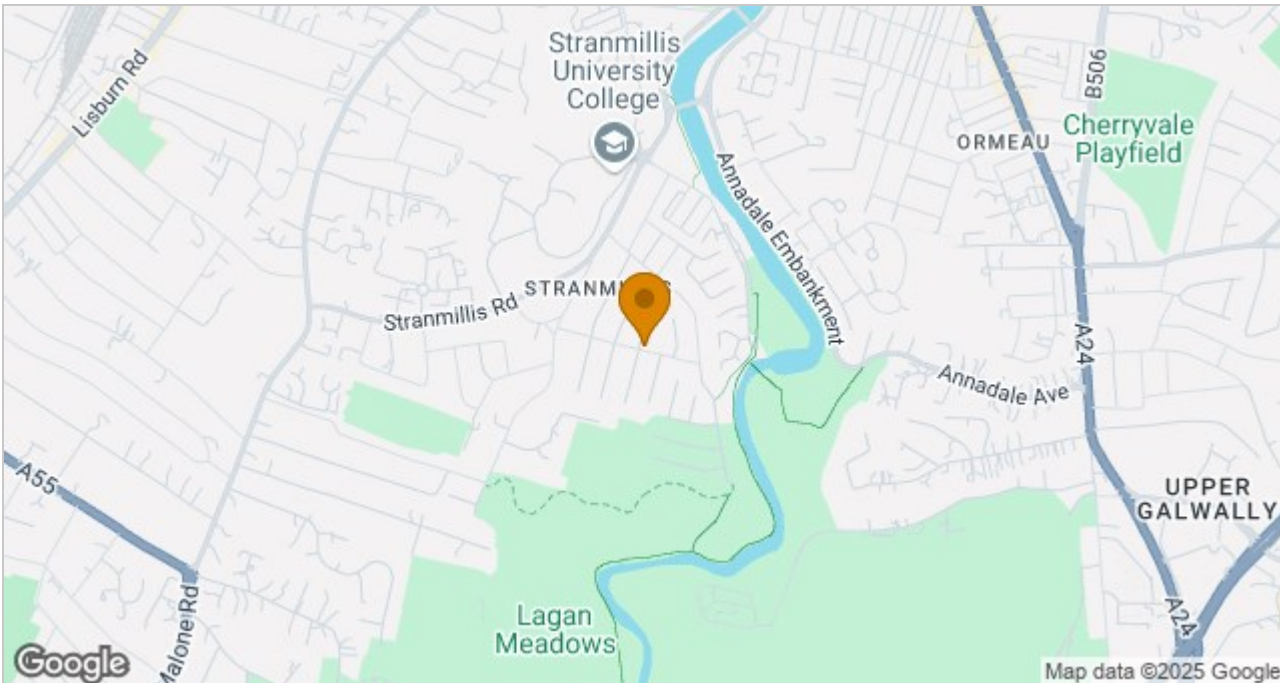
GROUND FLOOR

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



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