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**2 OSBORNE PLACE,
OFF OSBORNE PARK,
BELFAST,
BT9 6YP**



- **A Well Presented Semi Detached Villa**
- **Flexible Accommodation with Two Reception Rooms**
- **Modern Fully Fitted Kitchen open plan to Living/Dining Area**
- **Separate Utility Room**
- **Gas Fired Central Heating & UPVc Double Glazed Windows**
- **Four Bedrooms, Master with En-suite and Dressing Room, Three bedroom with En-suites**
- **Gated Garden/Parking Area with Electric Gates**
- **Popular Tree Lined Avenue off Malone Road**

Offers Around £575,000

We are delighted to bring to the market this well presented semi detached villa situated off Osborne Park. A beautiful home , well presented and has flexible accommodation over three floors.

Comprising of four bedrooms, three en-suites, two reception rooms and modern open plan kitchen/living/dining area. Separate utility room.

Outside this home has a gated area to the front, providing garden space and excellent parking facilities.

Within walking distance to the Lisburn Road with an array of amenities, Caf es, pubs, boutiques, restaurants and easy access to all main arterial routes.

We would recommend viewing to fully appreciate this home.

Ground Floor

HALLWAY:

Hardwood Antico flooring, UPVc twin front doors. Steps leading to first floor.

BEDROOM (3)/LIVING ROOM: 22' 8" x 13' 2" (6.9m x 4.01m)

Double built in robe.

En-suite with Jacuzzi bath, fully tiled shower cubical, low flush WC, wash hand basin, vanity unit and built in storage.

BEDROOM (4): 18' 1" x 13' 5" (5.51m x 4.09m)

En-suite comprising of fully tiled shower enclosure, low flush WC, wash hand basin and vanity unit.

UTILITY ROOM: 10' 4" x 9' 6" (3.15m x 2.9m)

Range of high and low level units, sink and plumbed for washing machine. Space for Fridge Freezer and Gas Boiler. Rear door leading to enclosed outside area.



First Floor

LIVING ROOM: 22' 6" x 15' 2" (6.86m x 4.62m)

Laminate flooring and gas fire.

FAMILY ROOM: 12' 1" x 9' 0" (3.68m x 2.74m)

Potentially could be a bedroom.

MODERN FITTED KITCHEN/LIVING/DINING AREA: 18' 0" x 16' 0" (5.49m x 4.88m)

Kitchen are fully fitted with high and low level units, granite work surface with matching splash back. recessed lighted. Built in oven,fridge/freezer, dishwasher and 1.5 stainless steel sink unit.

SHOWER ROOM:

Fully panelled shower area, low flush WC, wash hand basin with matching vanity unit. Built in storage.



Second Floor

BEDROOM (1): 18' 1" x 13' 5" (5.51m x 4.09m)

Walk through to a dressing room with excellent hanging space and storage.

EN-SUITE: Free standing bath with mixer taps, telephone hand shower, separate shower with a Rain Shower, low flush WC and pedestal wash hand basin.

BEDROOM (2): 21' 4" x 12' 1" (6.5m x 3.68m)

Two velux windows.





OUTSIDE

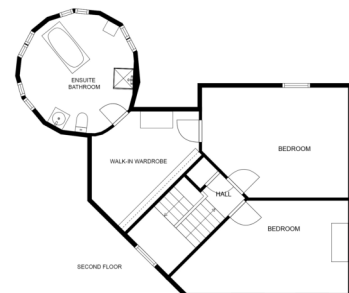
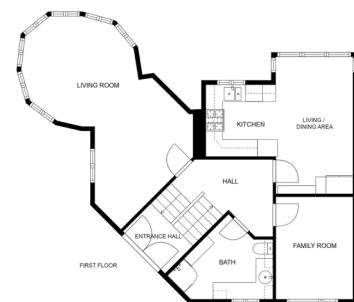
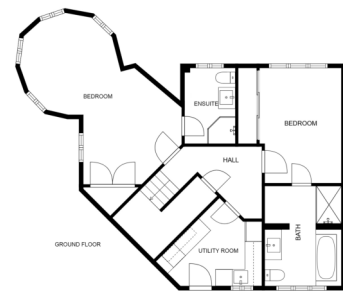
Courtyard with excellent parking for 4 cars. Bordered with mature flowerbeds and shrubbery. This home has an extra driveway beside the front door with an electric charger point.

LOCATION

Off Osborne Park, a gated development at the end close to the Lisburn Road.

Rates: £3,639.20 TBC

Ground Rent: TBC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		