



233 Stranmillis Road,
Belfast,
BT9 5EE

Asking Price
£795,000

Viewing by
appointment with
& through agent
028 90 663030

Energy Rating	
Epc Type: Domestic	
Current: C76	
Potential: C76	
EPC Landmark Code: 0380-3770-2670-2676-0001	
Epc Certificate	
Current	Potential
Very energy efficient - lower running costs	
A 92-100	
B 81-91	
C 69-80	76 ← 76
D 55-68	
E 39-54	
F 21-38	
G 1-20	



A beautifully presented detached bungalow set within its own mature, private grounds in the highly sought-after Stranmillis area. The property has been extensively refurbished to a high standard, resulting in a stylish and contemporary home. It is conveniently located within walking distance of Stranmillis Primary School and just a short drive from a range of leading schools, the Lagan Towpath, and local amenities including the YMCA, childcare facilities, and fitness centres.

The accommodation is bright and well-proportioned throughout, comprising a welcoming entrance hall with a spacious cloakroom, a modern open-plan kitchen flowing seamlessly into the dining area, and a

large separate living room. There is also an additional versatile family room or home office. The property offers four bedrooms, including a principal bedroom with en suite facilities.

Externally, the home is set on a generous, mature site with beautifully landscaped gardens, featuring well-maintained lawns and paved patio areas ideal for outdoor living. Ample parking is available to the front and rear, along with the added benefit of a detached garage.

Early viewing is highly recommended, as strong interest is anticipated for this exceptional bungalow in such a desirable setting.



- Spacious detached bungalow on mature gardens on prime Stranmillis location
 - Extensive refurbishment creating a beautiful modern home
- Spacious reception hall with cloakroom/WC and excellent storage cupboards
 - Bright living room with dual aspect windows and mature outlook to gardens
- Modern kitchen & island carefully detailed with decoration flowing into spacious dining area
 - Family room or office with generous aspect to rear garden
 - Four double bedrooms, principal bedroom including en suite shower room
 - Utility room with matching finishes to the kitchen
 - Bathroom with contemporary styling
- Gas fired central heating & new high performance double glazing throughout
 - Access to large roof space with glazing and excellent potential to convert
- Superb home with front & rear lawns, nesting into mature flower beds & hedging
 - Driveway parking for numerous cars and detached garage
- Ideally located just off Stranmillis Road, close to the primary school, and amenities to Stranmillis Village, the Lagan Tow Path and into the city centre

Telephone 028 9066 3030

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Composite front door with glazed inset and side light to . . .

RECEPTION HALL: Oak laminate flooring, cornice ceiling, built-in cloaks cupboard.

W.C.: White suite comprising low flush wc, vanity unit with chrome

cabinet below, ceramic tiled floor, extractor fan, concealed built-in Worcester gas fired boiler.



LIVING ROOM: 18' 9" x 12' 9" (5.72m x 3.89m) Dual aspect windows, cornice ceiling.



KITCHEN/DINING AREA: 24' 2" x 16' 5" (7.37m x 5m) (at widest points). Modern fully fitted kitchen with excellent range of high and low level units, complimented with quartz stone worktop. A well positioned breakfast island defines the space, creating a generous open-plan kitchen with large format tiling and cohesive lighting flowing seamlessly into the dining area. Appliances: 5 ring induction hob & extractor fan, fully integrated full height fridge and separate full heights freezer, complimented by a central fully-crafted oak larder and Bosch double oven thoughtfully located for practical use.



REAR PORCH: uPVC double glazed door to rear garden, porcelain tiled floor.



UTILITY ROOM: Range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer tap, installed high level washing machine and tumble dryer, extractor fan.

STUDY/FAMILY ROOM; 13' 9" x 9' 6" (4.19m x 2.9m) Ceramic tiled floor, dual aspect windows, tongue and groove ceiling.



BEDROOM (1): 12' 9" x 12' 6" (3.89m x 3.81m) Built-in wardrobe.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, mirror recess, built-in shower cubicle with chrome overhead shower unit, fully tiled walls, porcelain tiled floor, chrome heated towel rail.



BEDROOM (2): 12' 6" x 9' 9" (3.81m x 2.97m) Built-in wardrobe, cornice ceiling, outlook to front.



BEDROOM (3): 12' 8" x 10' 4" (3.86m x 3.15m) Twin built-in wardrobes, cornice ceiling.

BEDROOM (4): 12' 10" x 8' 4" (3.91m x 2.54m) Cornice ceiling.



BATHROOM: Modern white suite comprising low flush wc, vanity unit with chrome mixer tap, LED mirror, bath with chrome mixer tap and tiled splashback, fully tiled shower with bi-fold doors, heated towel rail, ceramic tiled floor.

Access to insulated roofspace via Slingsby type ladder, potential to convert subject to usual planning consents.



Outside

Tarmac driveway with ample parking. Front garden laid in lawn with boundary hedging, mature plants and shrubs, raised flower beds, paved patio area.

GARAGE: 16' 4" x 15' 1" (4.98m x 4.6m) Roller shutter door, light and power.

Rear garden laid in extensive lawns with boundary hedging.



Location:

Coming out of the City on the Malone Road, turn left at Stranmillis Lights onto the Stranmillis Road then number 223 is on the left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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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