



Situated amidst the sought after location of Stranmillis, this superb semi-detached home benefits from its ease of access to local amenities, leading schools, the Lagan Meadows, The Boat Club and is within close proximity of Belfast City Centre.

The property comprises of reception hall, living room with feature fireplace, modern fully fitted kitchen open to dining area. On the first floor there are three bedrooms and a fully tiled bathroom suite. Externally, the property benefits from gardens to the front and rear with an enclosed patio area, a tarmac driveway with parking for several vehicles and a detached garage

This well presented home is sure to attract interest to a wide range of prospective purchasers and early viewing is highly recommended.

Offers Over  
£315,000

3 Prince Edward Gardens,  
Stranmillis,  
Belfast,  
BT9 5GD

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Viewing by  
appointment  
through agent  
028 9066 3030



- Superb Semi Detached Family Home
- 3 Well Proportioned Bedrooms
- Spacious Living Room with Feature Fireplace
- Open Plan Kitchen with Full Range of Appliances Open to Casual Dining Area
- Modern Fully Tiled Bathroom
- New Oil Fired Central Heating (Installed December 2023) & uPVC Double Glazing (Fitted in April 2022)
- Detached Garage
- Tarmac Driveway
- Gardens to Front in Lawns & Enclosed South Facing Rear Patio Garden
- Popular & Convenient South Belfast Location Close to Local Amenities, Schools



The Property Comprises:

Ground Floor

ENTRANCE HALL: Hardwood door. Wood strip flooring. Cloakroom.



LIVING ROOM: 12' 8" x 11' 3" (3.86m x 3.43m) Attractive feature fireplace. Wood strip flooring. Radiator cover.



Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

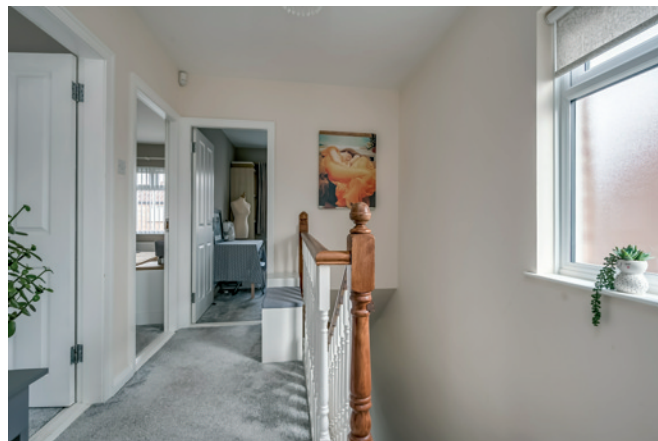
KITCHEN/DINING: 17' 8" x 12' 8" (5.38m x 3.86m) Excellent range of high and low level units, 1.5 bowl single drainer sink unit, four ring hob, electric oven, stainless steel extractor, integrated fridge freezer and dishwasher, tiled floor, double doors to rear.





## First Floor

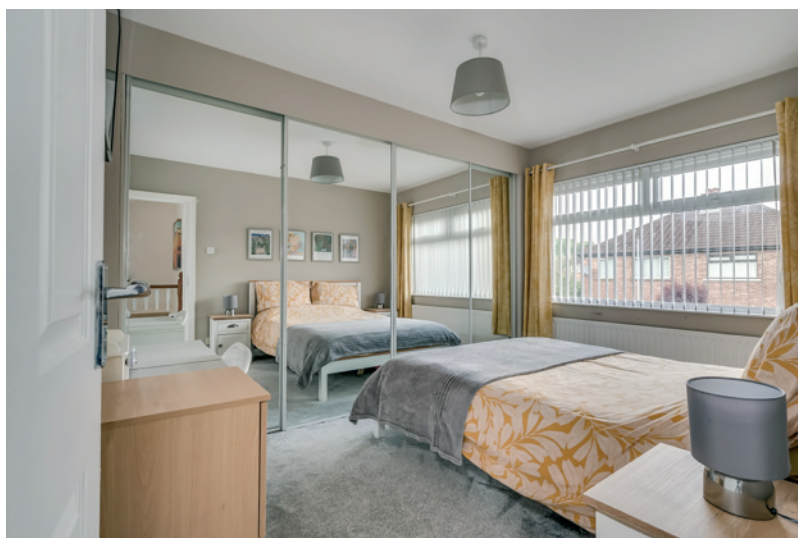
LANDING: Access to roofspace.



BEDROOM (1): 12' 3" x 10' 2" (3.73m x 3.1m) Built-in wardrobe.



BEDROOM (2): 12' 4" x 8' 5" (3.76m x 2.57m) Built-in mirrored Sliderobe.



BEDROOM (3): 9' 0" x 7' 3" (2.74m x 2.21m) Built-in cupboard.



BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, low flush wc, wash hand basin, heated towel rail, fully tiled walls and floor.



Outside

Front garden in lawns. South facing rear patio garden, outside light and tap, uPVC oil tank.

DETACHED GARAGE: 19' 5" x 9' 1" (5.92m x 2.77m) Roller door (fitted June 2022), power and light. Oil fired boiler.





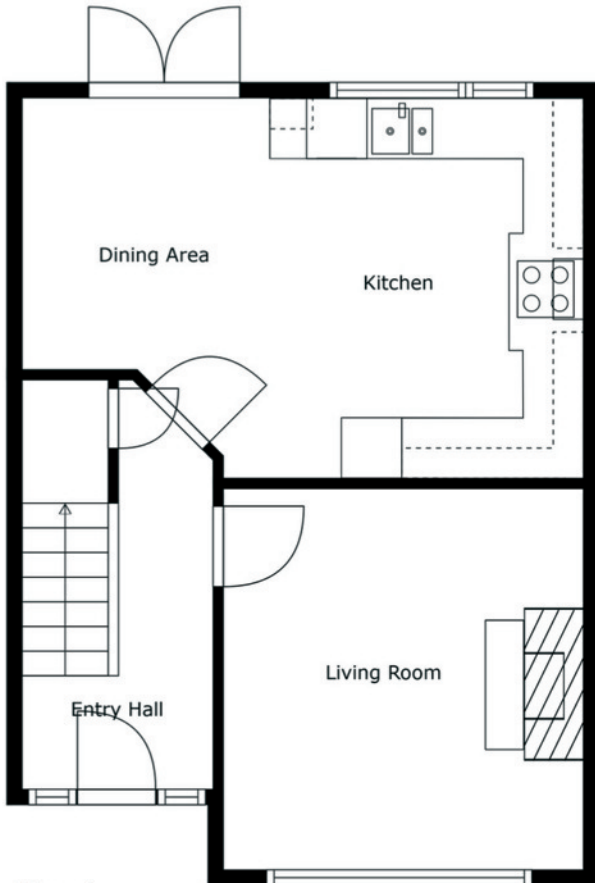


Location:

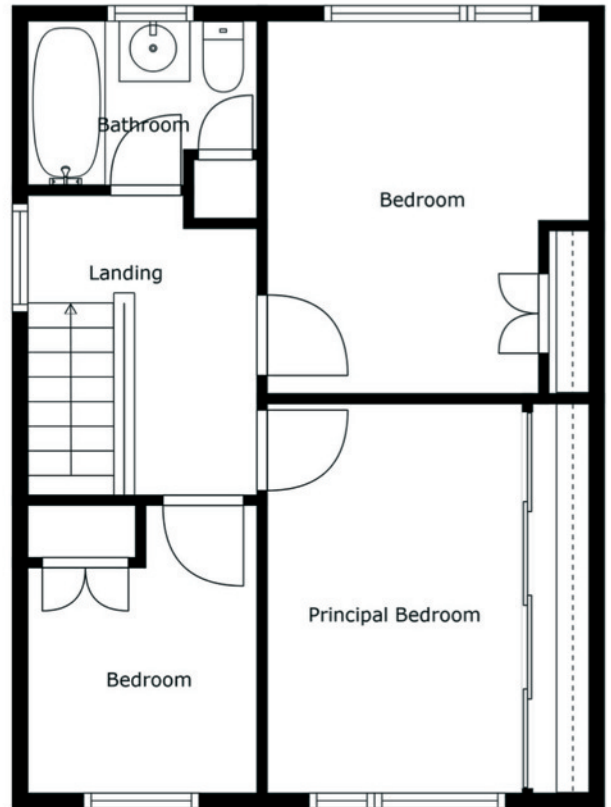
On Lockview Road turn right into Lucerne Parade and turn left into Prince Edward Park and turn right into Prince Edward Gardens.

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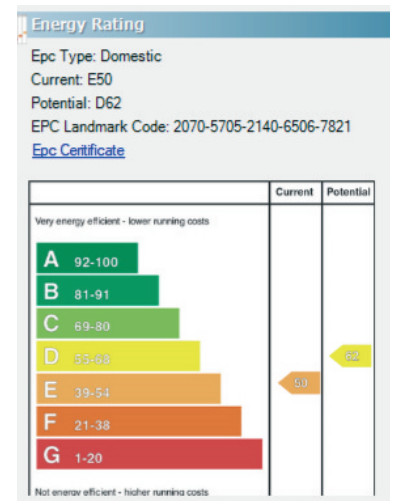
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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