



Occupying a generous, slightly elevated site, this most attractive detached villa commands panoramic views across Belfast's skyline to Cavehill and Stormont Buildings in the distance.

The bright, well-presented interior offers a considerable degree of flexibility. There is the option of two or three bedrooms thus ensuring the sale should attract families and the semi-retired alike.

Having recently been updated there is little for a purchaser to do except move in and enjoy this lovely home and its superb views.

Situated at the bottom of a cul-de-sac, the quiet yet convenient location is within a short stroll of Forestside and the Ormeau Road's wealth of shops, amenities and eateries.

It is only upon personal inspection that one can appreciate all this delightful cottage has to offer.

Offers Over
£225,000

107 Galwally Park,
BELFAST,
BT8 6AG

Viewing by
appointment with
& through agent
028 9065 0000

- Most attractive detached cottage on superb site
- Option of 2 or 3 bedrooms
- Living room with bay window and attractive fireplace
- Modern, good-sized kitchen
- Bathroom with white suite and electric shower
- Oil fired central heating
- Double glazed window frames
- Excellent decorative order throughout
- Off-street parking for several vehicles
- Mature gardens to front, side and rear
- Superb, panoramic views across the city
- Close to excellent local schools and amenities
- No onward chain
- Planning also passed for replacement dwelling



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Hardwood front door with glazed panel.

HALLWAY: Picture rail, solid wood flooring. Access to roofspace.

BEDROOM (1)/FAMILY ROOM: 12' 10" x 11' 9" (3.9m x 3.58m) (Into bay). Leaded stained glass lights, picture rail, solid wooden floor. Superb, panoramic views.



BATHROOM: White suite comprising re-enamelled bath with Mira Sport electric shower over, wash hand basin, low flush wc, part tiled walls. Leaded stained glass windows. Hotpress with lagged copper cylinder.



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LIVING ROOM: 15' 6" x 11' 5" (4.72m x 3.48m) (At widest points). Feature cast iron fireplace with tiled inset and hearth. Recessed shelving. Solid wood flooring. Bay overlooking gardens. Door to:



KITCHEN: 12' 4" x 10' 5" (3.76m x 3.17m) Range of high and low level high gloss units with work surfaces. Single drainer stainless steel sink unit. Integrated 4 ring hob and underbench oven. Plumbed for washing machine and dishwasher, space for fridge/freezer. Part tiled walls, ceramic tiled floor. Door to garden.



BEDROOM (2): 12' 11" x 9' 0" (3.93m x 2.75m) (At widest points). Solid wood floor. Picture rail, leaded stained glass lights.



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BEDROOM (3): 14' 9" x 11' 3" (4.5m x 3.43m) (Narrowing to 2.43m). Solid wood flooring. (Formerly two rooms).

Outside

Wrought iron double entrance gates leading to driveway with off-street parking for several vehicles. Mature gardens on three sides with excellent variety of plants, trees and shrubs. Lawns and terraces. Sitting areas. Secluded and sheltered to the rear. Superb views from sitting area to front.

PLEASE NOTE: Outline planning permission has been granted under LA04/2015/0588/O to replace the existing dwelling with a larger property. Further details are available on request.





Ground Floor



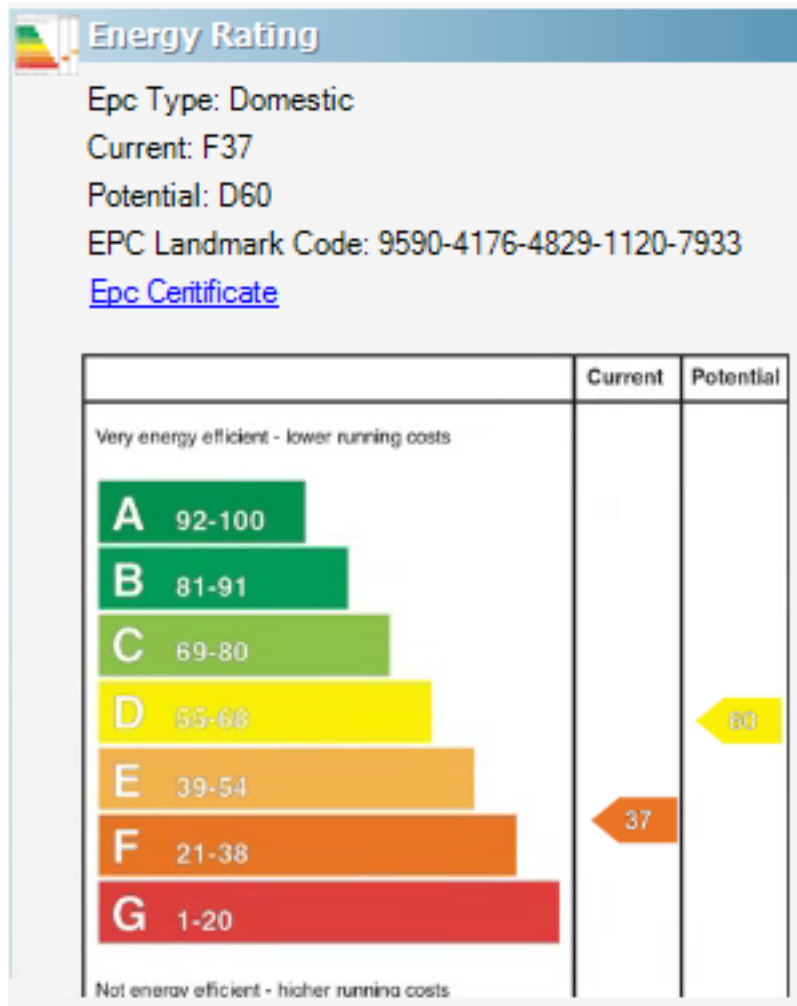
This plan is for illustrative purposes only, and should not be relied upon.
Plan produced using PlanUp.

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Location:

Heading countrybound on the Ormeau Road, Galwally Park is on the left hand side just after Annadale Avenue traffic lights (before Forestside).



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With You Every Step of the Way

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