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FOR SALE

44A Strathmore Park South, Belfast, BT15 5HL

Detached 4 Bedroom House

ACCOMMODATION

The subject property is situated in Strathmore Park South which leads onto the Antrim Road and bounds Belfast Castle and Cave Hill Country Park. .

The area benefits from a range of amenities including supermarkets, restaurants, cafes, and bars.

DESCRIPTION

The subject comprises an immaculately presented four bedroom detached house. The house is of traditional red brick construction with PVC double glazing throughout and gas fired central heating.

On the ground floor there are two generous reception rooms, a kitchen with modern units and feature recessed ceiling, a utility room, WC, and garage.

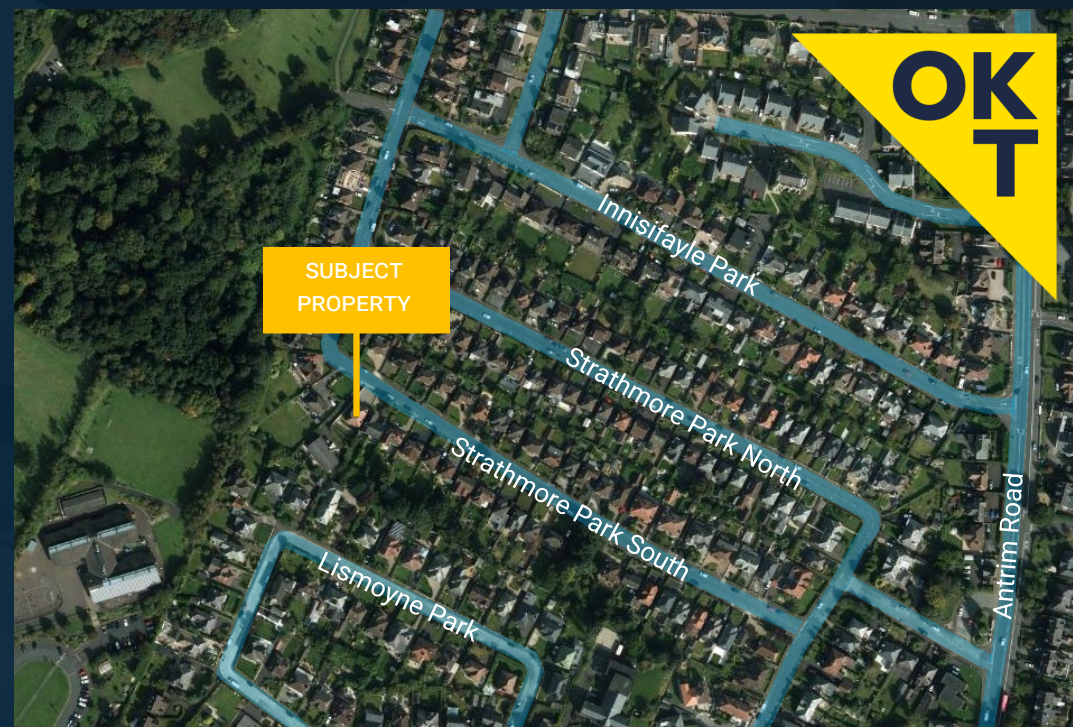
On the first floor there is a master bedroom with feature balcony and ensuite bathroom, two further bedrooms (one of which is currently set up as a study / library with built in bookshelves) and a family bathroom.

On the second floor there is a further bedroom with dressing room and ensuite bathroom. Externally there is a paved private driveway with electric gates to the front of the property and an impressive landscaped tiered garden to the rear.

SALES DETAILS

PRICE: £375,000
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
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GROUND FLOOR

Hall	5.85 m x 1.13 m	19.2 ft x 3.7 ft
Dining Room	3.93 m x 3.36 m	12.9 ft x 11ft
Living Room	4.85 m x 3.36 m	15.9 ft x 11ft
Kitchen	4.23 m x 3.7 m	13.9 ft x 12.1 ft
Utility	2.96 m x 1.8 m	9.71 ft x 5.91 ft
WC	-	-
Garage	4.99 m x 2.97 m	16.4 ft x 9.74 ft

FIRST FLOOR

Master Bedroom	4.64m x 3.96m	15.2ft x 13ft
Ensuite		
Bedroom 2	4.89m x 3.38m	16.04ft x 11.1ft
Study / Bedroom 3	4.15m x 3.69m	13.6ft x 12.1ft

Bathroom

SECOND FLOOR

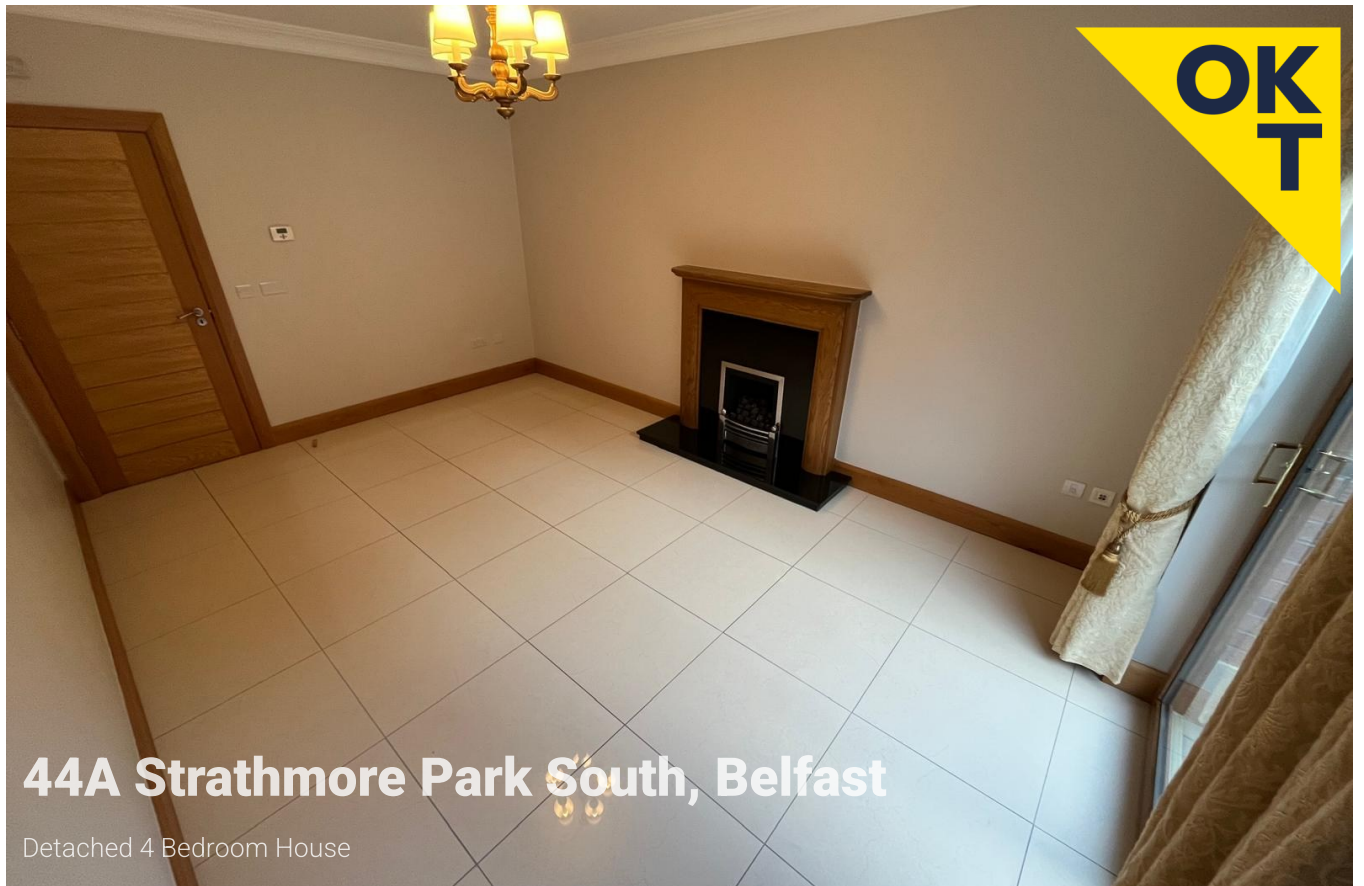
Bedroom 4	5.51m x 2.71m	18.1ft x 8.89ft
Dressing Room	4.32m x 2.27m	14.2ft x 7.75ft
Ensuite	-	-

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: DGF





VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

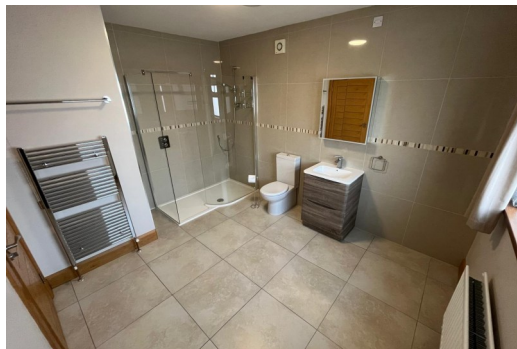
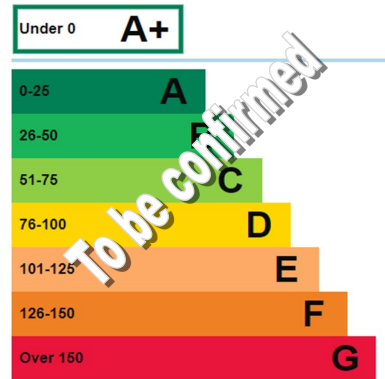
NAV (RATES PAYABLE)

NAV: £320,000

Estimated rates payable in accordance with LPS Website: £1,534.88

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

EPC (ENERGY PERFORMANCE CERTIFICATE)



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

