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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, range cooker and feature recessed ceiling, a utility room, WC, and garage.

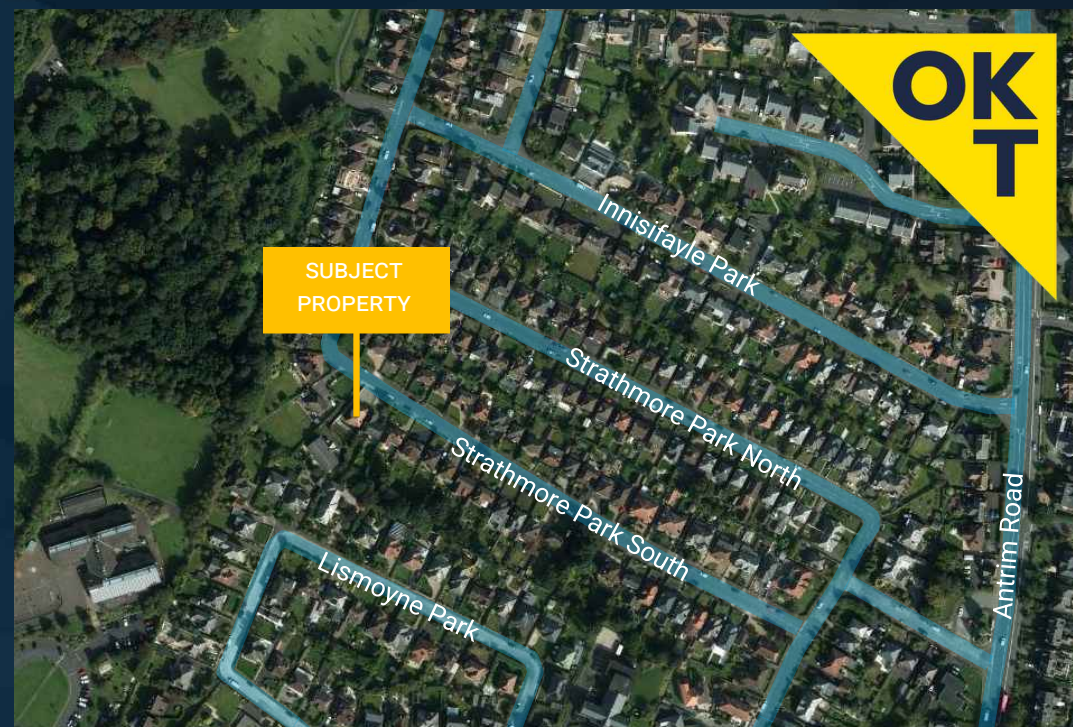
On the first floor there is a master bedroom with feature balcony and ensuite bathroom, two further bedrooms (one of which is currently set up as a study / library with built in bookshelves) and a family bathroom.

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) |
|-------------|-------------|--------------|
|-------------|-------------|--------------|

## 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

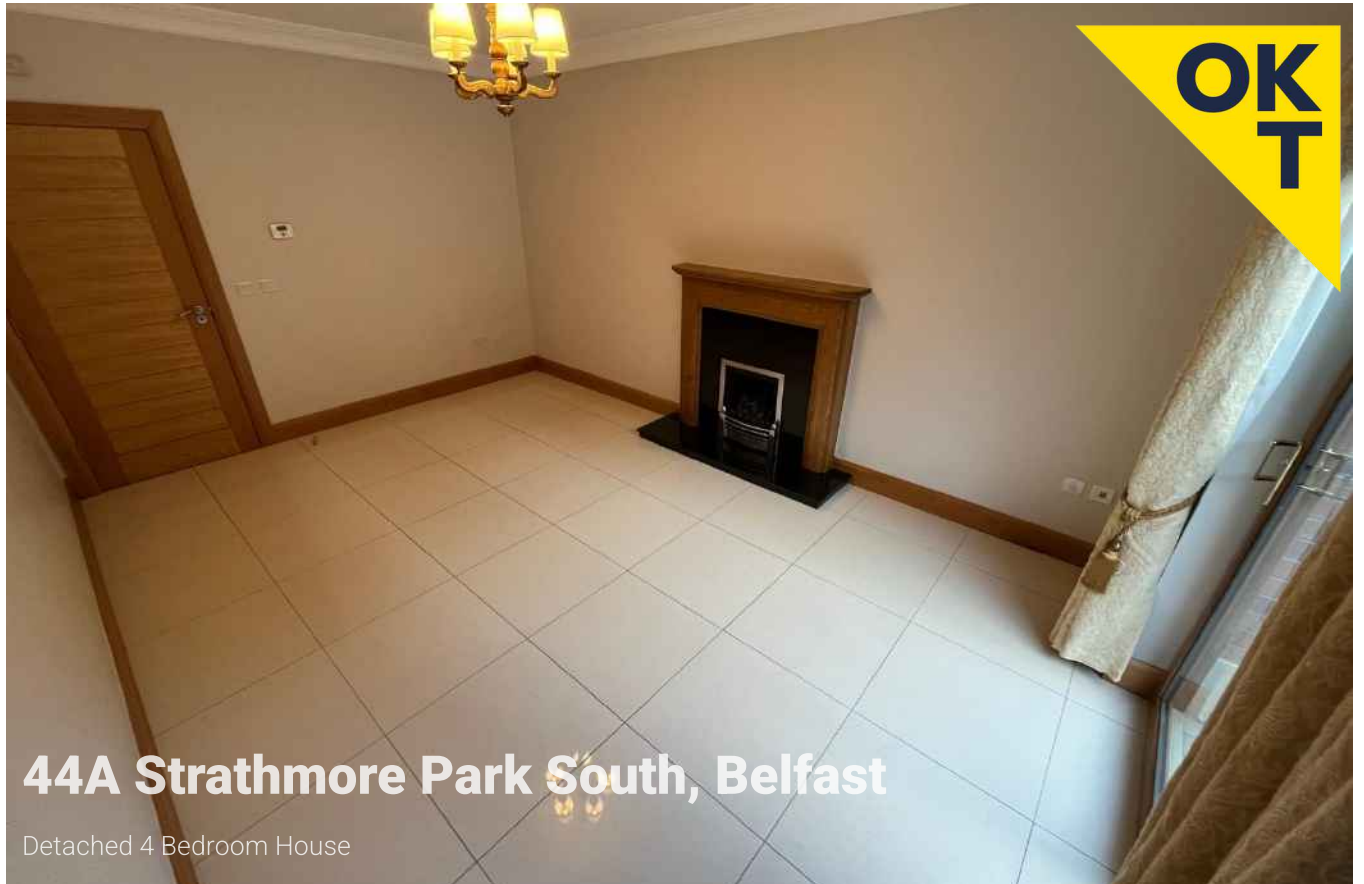
|               |               |                 |
|---------------|---------------|-----------------|
| Bedroom 4     | 5.51m x 2.71m | 18.1ft x 8.89ft |
| Dressing Room | 4.32m x 2.27m | 14.2ft x 7.75ft |
| Ensuite       | -             | -               |

## 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/uksi/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





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# VAT

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

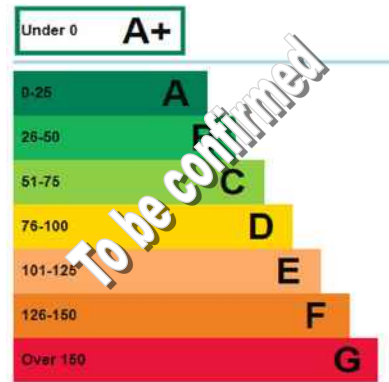
# NAV (RATES PAYABLE)

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:

**JAMES CHRISTIE**

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## O'CONNOR KENNEDY TURTLE

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