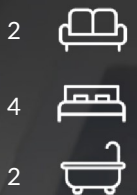




- An immaculately refurbished family home full of character and charm in Botanic
  - Impressive bright entrance hall with stained glass windows
    - Spacious lounge with a feature fire and a bay window
    - Large kitchen with open plan dining and patio doors to the rear
  - Downstairs bedroom or second reception room with a bay window
    - Shower room with a white suite on the ground floor
    - Four well-proportioned double bedrooms upstairs
    - Gas fired central heating and fully double glazed



## Worth a Try!

This stunning family home is located within walking distance of Botanic Gardens and Queens University and offers enough internal accommodation for any large or growing family. The property has been recently repainted and refreshed throughout and is chain free meaning a swift completion is possible.

A very special feature is the award winning alley to the rear of the property where the local residents have put huge efforts into the presentation and have won multiple awards for the best kept alley and street over the last number of years. It really is a lovely place to relax and socialise with the neighbours.

Downstairs comprises a very impressive entrance hall, a large lounge with a bay window and a feature fireplace, a spacious and modern kitchen with open plan dining and access to the rear, a fifth bedroom or second reception room and a shower room with a white suite. Upstairs are four very generous bedrooms and a family bathroom with separate shower and bath.

Rugby Road is located in the Botanic area of Belfast City offering ease of access to the Botanic Gardens, the city centre and Queens University.

## Your Next Move...

Thinking of selling, it would be a pleasure to offer you a **FREE VALUATION** of your property.

To arrange a viewing or for further information contact Michael Chandler Estate Agents on 02890 450 550 or email [property@michael-chandler.co.uk](mailto:property@michael-chandler.co.uk)



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

513 Ormeau Road, Belfast, BT7 3GU

**02890 450 550**

[property@michael-chandler.co.uk](mailto:property@michael-chandler.co.uk)

[michael-chandler.co.uk](http://michael-chandler.co.uk)

Michael  
**Chandler**  
ESTATE AGENTS