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115 Lower Braniel Road

**Belfast
BT5 7NL**

Offers Over £395,000

115 LOWER BRANIEL ROAD, BT5 7NL

- **A Detached Family Home On A Stunning Elevated Plot**
- **Panoramic Views Over Belfast**
- **Site With Lapsed Outline Planning For A Detached Bungalow To The Front**
- **Three Reception Rooms**
- **Kitchen With Dining Area**
- **Three Generous Bedrooms**
- **First Floor Shower Room**
- **Mature Front And Rear Gardens / Range Of Outbuildings**
- **Excellent Parking Area For Numerous Vehicles**
- **Superb Potential**



A fantastic opportunity to acquire a detached family home set on a mature, elevated site with panoramic views over Belfast. The property is situated in a semi-rural location on just off the Lower Braniel Road offering ease of access to many local amenities and Belfast city centre.

The accommodation briefly comprises of three receptions and a kitchen with dining area on the ground floor. Three generous bedrooms and a shower room are to the first floor. The property further benefits from mature front and rear gardens, a range of outbuildings and a large area of hard standing for vehicles.

The overall site extends to c. 0.4 acres. An area to the front which extends to c. 0.2 acres and was previously a garden, has lapsed outline planning permission for a detached bungalow under reference Y/2007/0402/O. Ideal for someone to create their perfect home.

This property represents a superb opportunity for both the investor and owner occupier.

Early viewing, strictly by appointment is recommended.

Approximate Boundary Only
Refer To Title Map For Accurate Boundary





PROPERTY COMPRISES

ENTRANCE HALL Access to cloak room; single panel radiator.

LOUNGE 16' 3" x 11' 11" (4.95m x 3.63m) Feature open fireplace; wood laminate floor; double panel radiator; sliding door to conservatory.

CONSERVATORY 11' 9" x 5' 8" (3.58m x 1.73m) Tiled floor.

KITCHEN / DINING AREA 19' 0" x 9' 9" (5.79m x 2.97m) Range of high and low level units with drawers and complementary work surfaces; recess for range cooker; recess for fridge / freezer; integrated dishwasher; single panel radiator; access to rear garden.

DINING ROOM 11' 11" x 10' 10" (3.63m x 3.3m) Two single panel radiators.

FIRST FLOOR LANDING Single panel radiator.

BEDROOM 1 16' 3" x 11' 10" (4.95m x 3.61m) Two single panel radiators.

BEDROOM 2 11' 10" x 10' 10" (3.61m x 3.3m) Solid wood floor; double panel radiator.





BEDROOM 3 10' 11" x 9' 10" (3.33m x 3m) Single panel radiator.

SHOWER ROOM Suite comprising of a corner shower cubicle with thermostatic shower; pedestal wash hand basin; low flush WC; built-in hot press; single panel radiator.

OUTSIDE Range of outbuildings / garage. Mature front garden laid in lawn. Mature rear garden laid in lawn with sun room. Area of hard standing to rear. Additional land to front (previously a garden) extending to c.0.2 acres which lapsed outline planning for a detached bungalow.

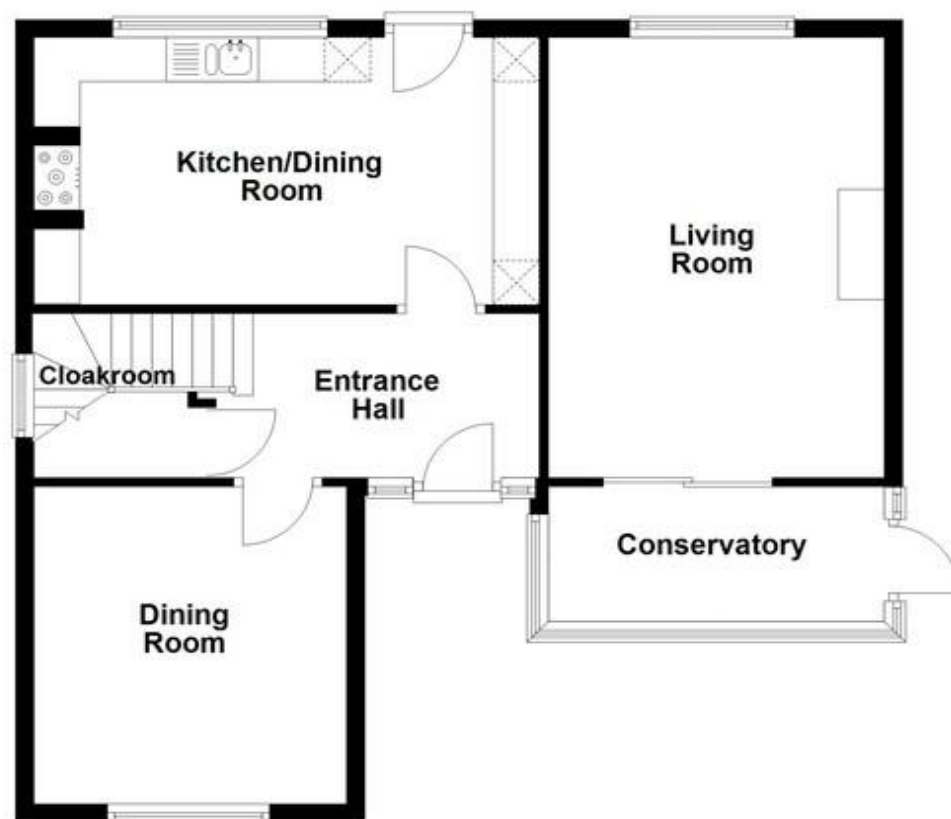




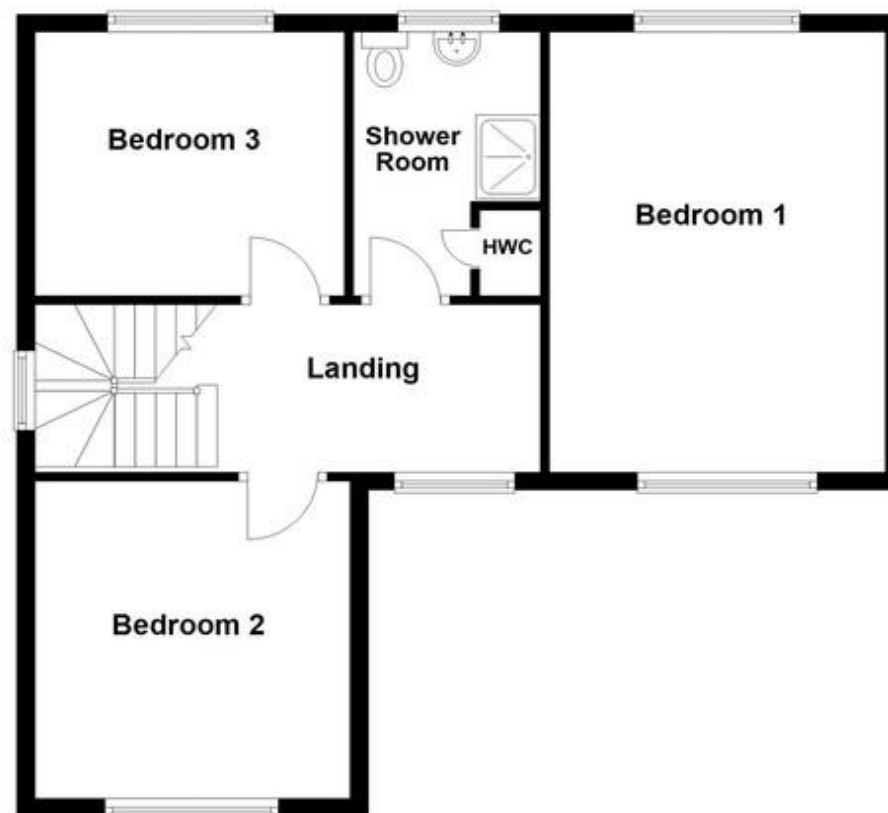


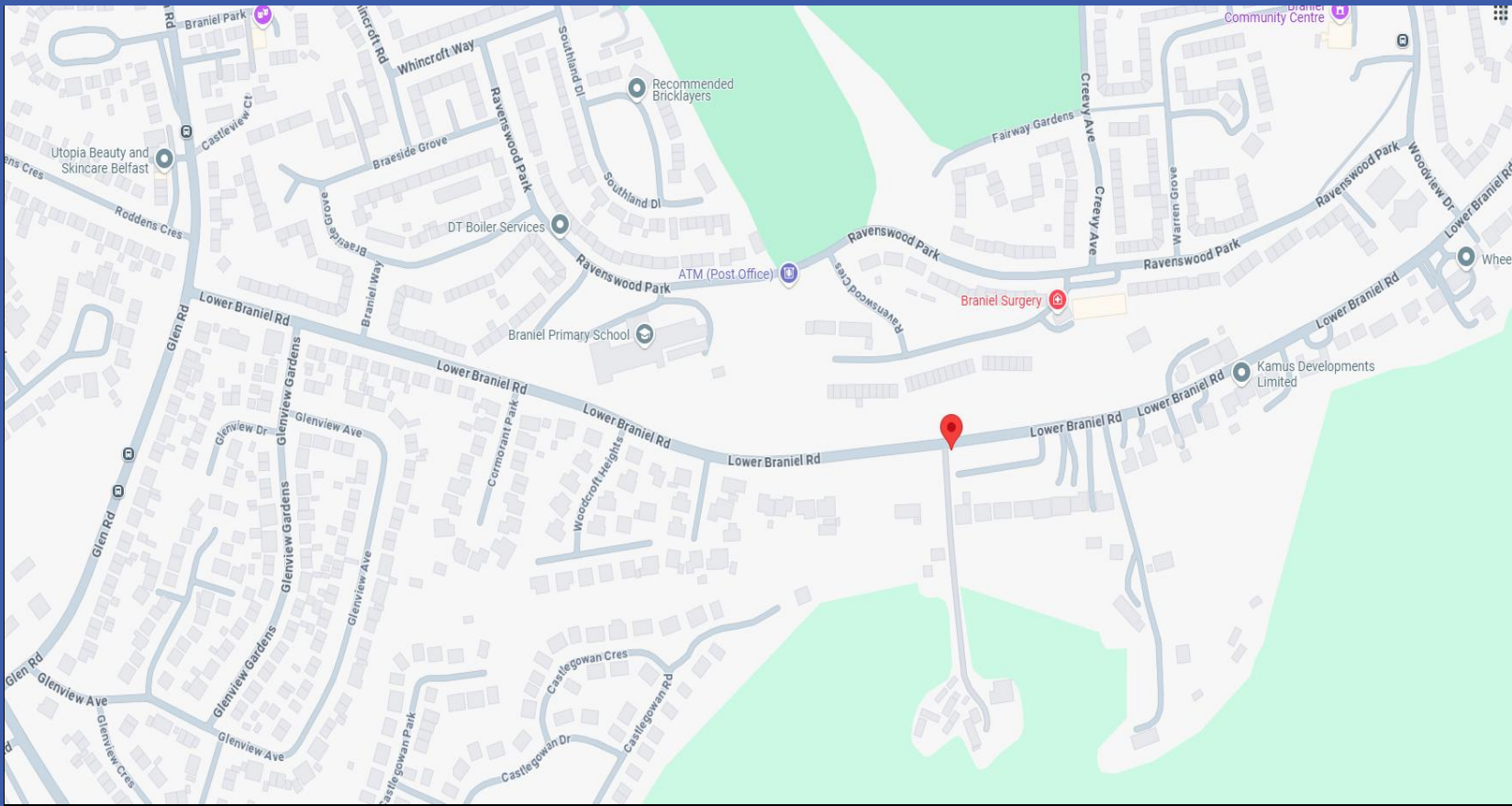


Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	39 E	
21-38	F		
1-20	G		



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