

685 Lisburn Road  
Belfast  
BT9 7GU

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£279,950



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	65   D
39-54	E		
21-38	F		
1-20	G		

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Bennett Estate Agents  
184 Lisburn Rd  
Belfast, BT9 6AL  
T: 028 9066 4347  
E: [hello@bennettstateagents.com](mailto:hello@bennettstateagents.com)  
W: [www.bennettstateagents.com](http://www.bennettstateagents.com)

   @BennettEstate

Bennett Estate Agents are delighted to welcome to the market this superb mid-townhouse set in a prime location on the highly sought-after Lisburn Road. Occupying an enviable position in the heart of South Belfast, this excellent property has been refurbished by the current owner to an exceptional standard throughout. Stylish, contemporary and oozing with character, the property enjoys a superb mixture of original charm and modern finishes. This stunning home comprises of a welcoming entrance hall with feature tiling leading to a spacious open plan living/dining area with feature fireplace. Split level steps lead to the newly refurbished modern fitted kitchen, with under stairs utility plumbed for washer/dryer facilities. Sliding doors from the kitchen provide access to a private paved rear yard, perfect for al-fresco dining and entertaining. The first floor includes three well-presented and proportioned bedrooms and a contemporary shower room suite. Just seconds away from a host of well-regarded restaurants, bistros, bars and cafes, whilst providing ease of access to Belfast City Centre and beyond via the main transportation routes afforded by the Lisburn and Malone Roads. This stunning property is sure to appeal to a number of potential purchasers and therefore early inspection is highly recommended.



# Features

- A beautifully presented mid-townhouse situated in a superb setting on the popular Lisburn Road.
- Occupying an enviable position in a prime South Belfast location, on the doorstep of a host of well-regarded social and recreational amenities.
- High-quality specification and exceptional, contemporary finishes throughout, whilst retaining the 1930's original charm.
- Spacious open plan living to dining area with feature fireplace.
- Stylish and modern fitted kitchen with marble worktops, Belfast sink, bespoke cabinetry and under stairs utility plumbed for washer/dryer.
- Three well-presented and proportioned bedrooms on the first floor.
- Contemporary shower room suite with drench shower.
- Gas fired heating and partially double glazed.
- Private enclosed rear yard.
- Excellent location, with the bustling Lisburn Road on your doorstep and a host of cafes, restaurants, delicatessens and parks only minutes away.
- Ideal for homeowners and investors alike, early viewing is highly recommended.

# Comprises

Wood front door leading to...

**ENTRANCE HALLWAY:**

Feature tiled floor. Leading to...

**OPEN PLAN LIVING/DINING ROOM:**

18' 4" x 12' 8" (5.60m x 3.86m)

At widest points. Laminate wood floor. Wall-mounted vertical radiator. Concealed spotlights. Feature fireplace with painted wood surround and original 1930's tile inset. Enclosed electric cupboard.

**KITCHEN:**

10' 10" x 8' 8" (3.29m x 2.63m)

At widest points. Excellent selection of high to low-level units. Belfast sink with chrome mixer taps. Marble worktops and splash back. Tiled floor. Integrated Belling oven. Induction hob. Integrated extractor fan. Integrated fridge-freezer. Integrated dishwasher. Enclosed under stair utility space plumbed for washer-dryer. Wall-mounted vertical radiator. Enclosed storage housing gas boiler. Sliding door leading to enclosed paved yard. Motorised blind on sliding patio door.

**STAIRS:**

Original 1930's bannister with mahogany wood floors leading to...

**LANDING:**

Built-in storage cupboard. Roof space accessed by newly installed loft ladders.

**BEDROOM (1):**

9' 12" x 9' 1" (3.04m x 2.76m)

Laminate wood floor. Wall-mounted vertical radiator.

**BEDROOM (2):**

9' 2" x 7' 8" (2.79m x 2.33m)

At widest points. Laminate wood floor.

**BEDROOM (3):**

9' 0" x 7' 9" (2.75m x 2.37m)

At widest points. Laminate wood floor.



**SHOWER ROOM:**

8' 6" x 5' 12" (2.60m x 1.82m)

At widest points. Walk-in shower with Drench shower head and second detachable shower attachment. W/C. Free standing wash hand basin with mixer tap and vanity unit. Wall-mounted lighted mirror. Concealed spotlights. Extractor fan. Heated towel rail. Partially tiled walls. Mahogany wood floor.

**OUTSIDE:**

Enclosed front paved forecourt with tiled path to front door. Enclosed paved rear yard with access to alleyway.

**LOCATION:**

Travelling along the Lisburn Road from Belfast City Centre, no. 685 is located on your right-hand side.

