

simon**BRIEN**
RESIDENTIAL

108 Balmoral Avenue,
Belfast, BT9 6NZ



Asking Price £685,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Substantial Double Fronted Semi-Detached Family Home In A Sought After BT9 Location
- Sympathetically Modernised Retaining Much Of The Original Character
- Well Proportioned Family Accommodation Presented To An Exceptionally High Standard
- Four Spacious Bedrooms
- Three Separate Reception Rooms
- Contemporary Fitted Kitchen With Casual Dining Area And French Doors To Rear
- Luxury Family Bathroom And Ground Floor Shower Room
- Phoenix Gas Fired Central Heating
- Alarm System
- Solid Oak Flooring To Reception Rooms
- Extensive Gardens Including Decked Patio
- Generous Parking To Front And Side
- Convenient To All Amenities Of South And Central Belfast
- Walking Distance of Excellent Local Schooling
- Road And Rail Links To Further Afield
- Full Planning Permission Granted For A Two Storey Extension
- Viewing by Private Appointment



SUMMARY

This handsome Victorian semi detached family home occupies a generous mature site in one of South Belfast's most sought after residential locations.

The property has recently been extensively refurbished and presented to a very high standard throughout. The well proportioned accommodation retains much of the original character and yet offers contemporary living space with four generous bedrooms, luxury family bathroom and additional downstairs shower room. The stunning interiors are complimented by the mature gardens which offer a high degree of privacy. Excellent schools are close by as are the attractions of the Lisburn Road as well as road and rail links into the City Centre and other provincial connections

Likely to be of interest to the young family in todays market viewing is by private appointment through our Lisburn Road Office



ACCOMMODATION

GROUND FLOOR

ENCLOSED ENTRANCE PORCH:

Slate effect tiled floor and glass vestibule door.

ENTRANCE HALL:

Oak flooring and plaster corning.



DINING ROOM:

16' 2" x 12' 9" (4.93m x 3.89m)

Bay window, marble fireplace with polished granite inset and hearth, open fire, oak flooring, corning and ceiling rose.



FAMILY ROOM:
12' 2" x 10' 9" (3.71m x 3.28m)
Parquet flooring.



DRAWING ROOM:
14' 5" x 12' 0" (4.39m x 3.66m)
Polished granite fireplace surround and hearth, pewter inset and gas fire.
Oak flooring, picture rail, cornicing and ceiling rose.



KITCHEN:
22' 1" x 9' 0" (6.73m x 2.74m)
Excellent range of high and low level units, granite work surfaces, inset stainless steel sink and drainer with mixer taps and integrated dish washer. Britania stainless steel range (electric and gas) with stainless steel splashback and extractor hood. Integrated wash dryer and space for an American style fridge freezer. Polished granite breakfast bar, casual dining area, polished granite flooring and recessed low voltage spotlights, Chrome radiators, French doors to rear.



REAR HALLWAY:

SHOWER ROOM:

Contemporary white suite comprising fully tiled shower enclosure with 'Showerforce' chrome shower fitting, low flush WC, stainless steel and glass wash hand basin. Double glazed door to rear, recessed low voltage spotlights, ceramic wall tiling and granite tiled floor.

BOILER ROOM

Gas fired boiler.



FIRST FLOOR

RETURN LANDING;

BEDROOM (4):

12' 1" x 8' 8" (3.68m x 2.64m)

View over rear garden.





LUXURY BATHROOM:

Contemporary white suite comprising free standing bath, shower enclosure with overhead shower and telephone hand shower, high flush WC, wash hand basin, fully tiled walls and floor, recessed lighting. Views over rear garden.

LANDING:

Shelved hot press.



BEDROOM (1):

14' 6" x 12' 0" (4.42m x 3.66m)

Corniced ceiling..

BEDROOM (2):

16' 2" x 12' 9" (4.93m x 3.89m)

Bay window, with sliderobes and corning. Views of front garden.





BEDROOM (3):
12' 0" x 10' 6" (3.66m x 3.2m)

Views of rear garden.

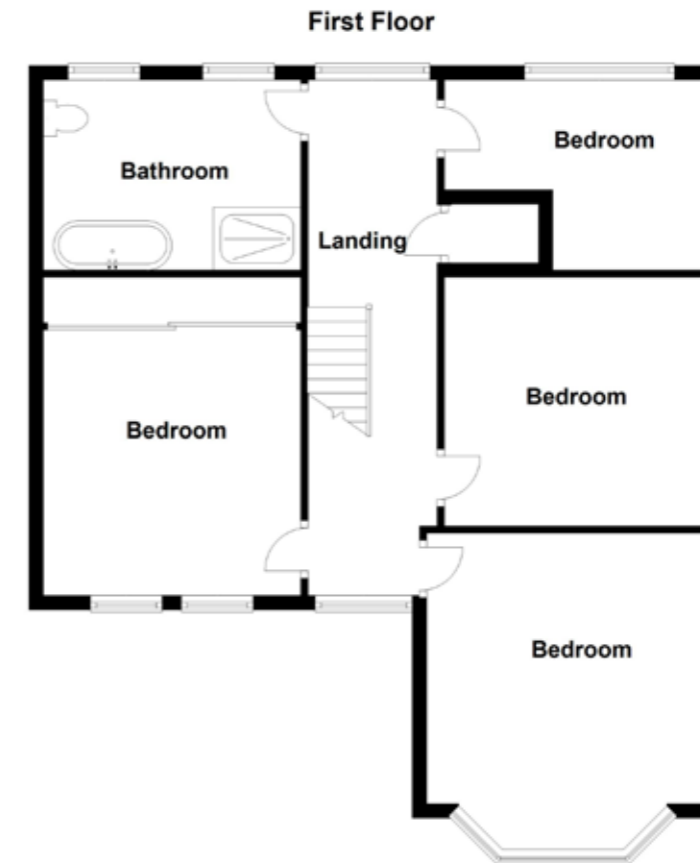
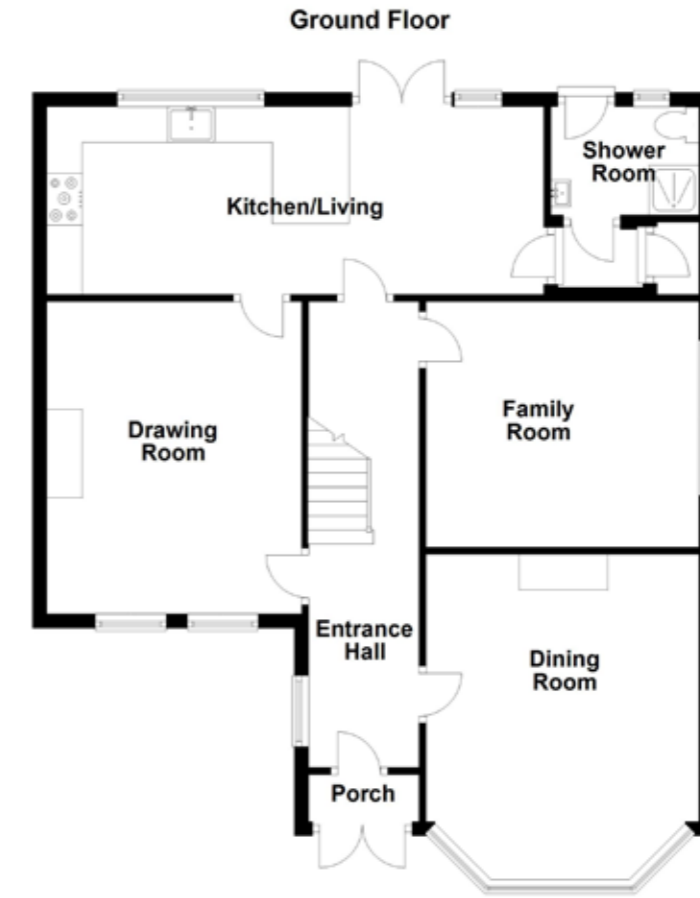




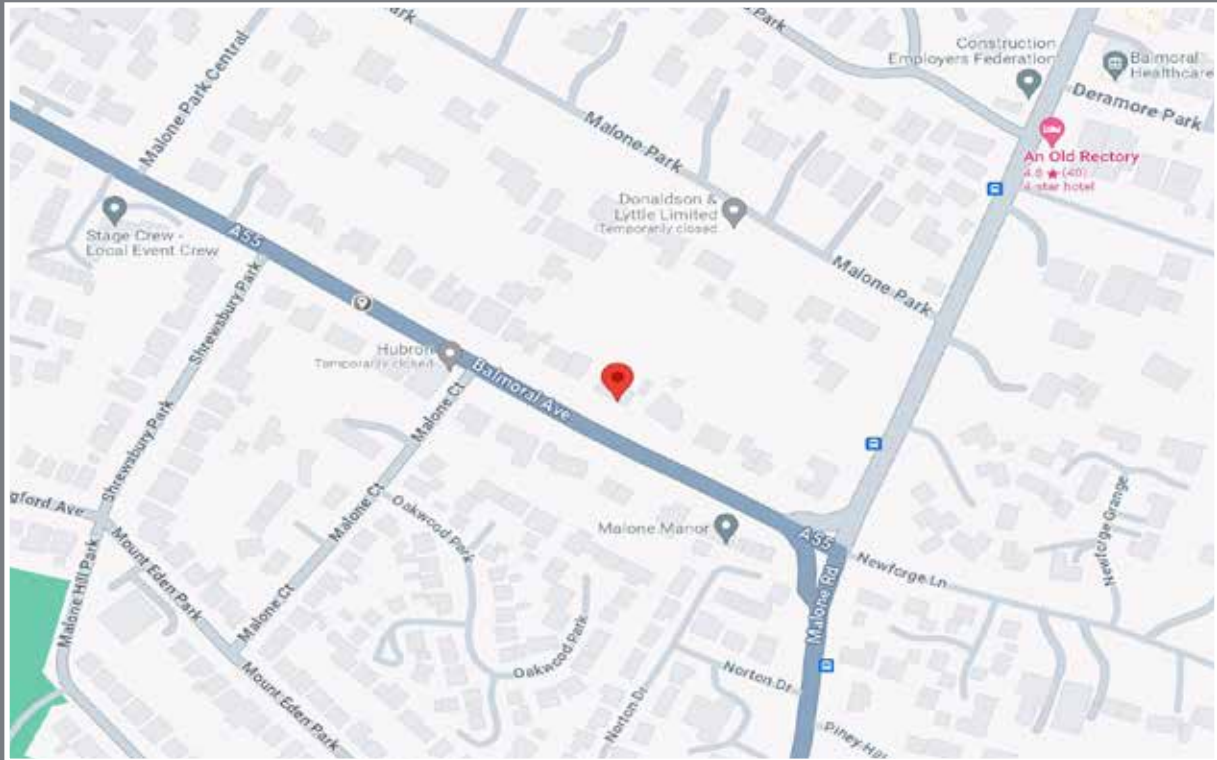
OUTSIDE

DETACHED GARAGE:
 29' 8" x 12' 5" (9.04m x 3.78m)

Driveway with ample parking, generous mature gardens to front and rear in lawns, trees, shrubs and flower beds. Private and enclosed to rear.



Location



Balmoral Avenue runs from Lisburn Road (before Kings Hall) to Malone Road and No. 108 is on the left hand side.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/J/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	58 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0737-8620-3309-0830-1276

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