



Beautifully presented and finished to an excellent standard throughout, Alexandra Terrace proudly fronts the thriving Lisburn Road, directly opposite the pillars to Malone Park. This stunning town house boasts contemporary features and leaves very little for any buyer to do but move in and enjoy.

Internally the property offers bright and spacious accommodation, briefly comprising a good sized lounge with feature gas fire and ceiling cornicing, luxury fitted kitchen with integrated appliances and separate utility room. Upstairs are four double bedrooms with excellent built in storage, two contemporary bathrooms which are complimented by an ensuite shower room.

Externally there is an attractive raised roof garden together with gated covered car parking. Located within a few minutes walk of the excellent shopping, dining and café culture on the thriving Lisburn Road, we strongly recommend an early viewing.

Offers Over
£399,950

Alexandra Terrace,
789b Lisburn Road,
Belfast,
BT9 7GX

Viewing by
appointment
through agent
028 9066 3030



- Beautiful End-Town House is Highly Sought After and Convenient Location
- Luxury Fitted Kitchen with Range of 'Bosch' Integrated Appliances and Separate Utility Room
- Two Bathrooms, En-Suite Shower Room and Downstairs WC All with Contemporary 'Duravit' Sanitary ware
- Four Double Bedrooms with Built-in Wardrobes; Principal with Ensuite Shower Room and Balcony
- Stunning Raised Roof Terrace Garden Area with Feature Glazed Walkway
- Gas Fired Central Heating / Feature Gas Fire to Lounge / uPVC Double Glazed Throughout
- Alarms Wired And Installed / Wired For Satellite / Dual Zone Thermostatic Heating
- Secure, Private Covered Car Parking Via Electric Gates Accessed from Lislea Drive
- Fronting Vibrant and Desirable Lisburn Road, South Belfast opposite Malone Park

The Property Comprises:

Ground Floor

ENTRANCE HALL: Solid 3 point locking system, front door.

LOUNGE: 22' 8" x 12' 10" (6.9m x 3.9m) (into bay) Walnut finish solid flooring, feature gas fire, elegant cornicing, excellent range of electrical sockets, low voltage spotlights.



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KITCHEN/DINING: 12' 10" x 12' 2" (3.9m x 3.7m) Modern cream high quality kitchen with granite worktops, upstands and splash backs. Excellent range of Bosh integrated appliances including fridge freezer, 4 ring gas hob, dishwasher, oven and integrated extractor fan. 1.5 bowl stainless steel sink unit, ceramic tiled floor.



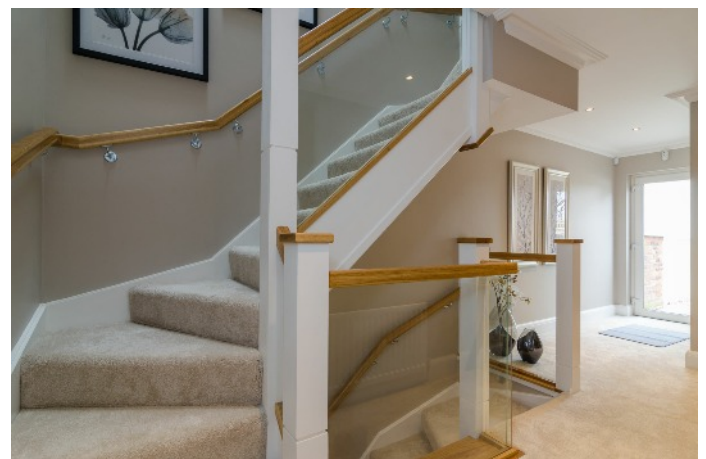
UTILITY ROOM: Integrated washer/dryer, overhead storage.

WC: Contemporary low flush wc, wash hand basin, chrome heated towel rail, low voltage spotlights, extractor fan, ceramic tiled floor.

REAR HALLWAY: Access to private parking and bin store.

First Floor

LANDING:



PRINCIPAL BEDROOM: 14' 1" x 9' 2" (4.3m x 2.8m) Integrated double wardrobe with under drawer storage, carpeted, feature cornicing, private south facing balcony area.

ENSUITE: Large corner shower unit with wet room finish, overhead Drencher showerhead, ceramic tiled floor and partially tiled walls, Duravit white suite and low flush wc, chrome heated towel rail.



BEDROOM (2): 12' 2" x 8' 8" (3.7m x 2.64m) Integrated double wardrobe with under drawer storage, carpeted.

DECKING AREA: Glazed link to private decking and bbq area.



MASTER BATHROOM: Modern white bath with overhead Drencher shower, feature Utopis I-Line vanity unit with feature bowl sink, ceramic tiled floor and partially tiled walls, Cosy-toes underfloor heating system.



Second Floor

BEDROOM (3): 16' 9" x 12' 10" (5.11m x 3.90m) Integrated double wardrobe with under drawer storage, carpeted, feature dormer window.



BEDROOM (4): 12' 10" x 9' 6" (3.9m x 2.9m) Integrated double wardrobe with under drawer storage, carpet, feature dormer window.



BATHROOM (2): Corner shower, partially tiled, Mira sport shower unit, feature Duravit wash hand basin and low flush wc, chrome heated towel rail, ceramic tiled floor, partially tiled walls, Velux window.



Outside

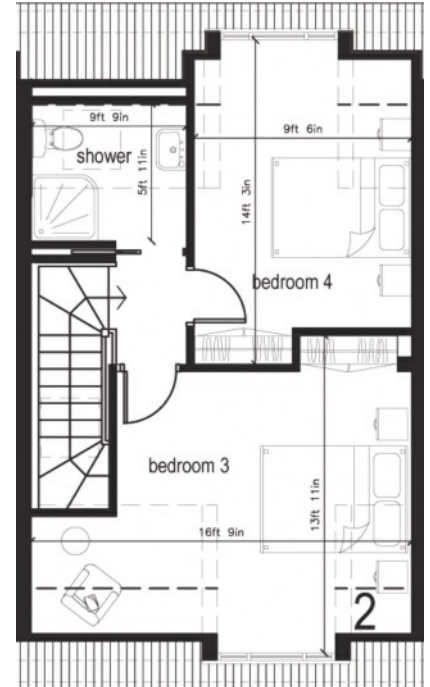
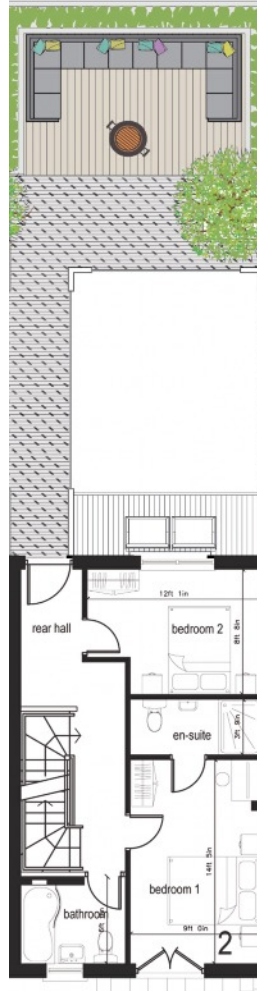
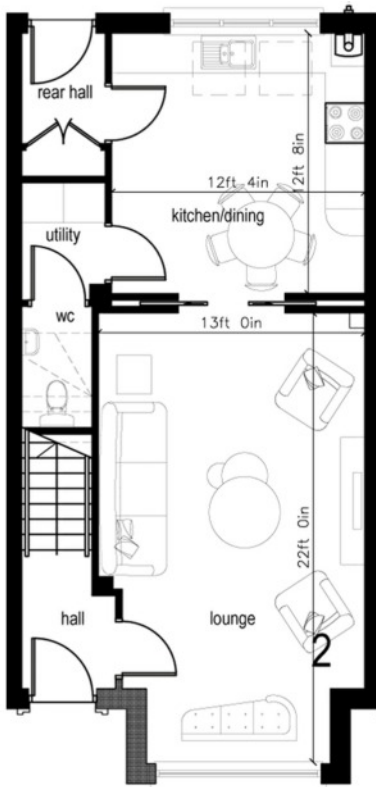
Neat front garden with Astro turf and feature cast iron railings, granite paving.

PARKING: Secure gated parking for two cars



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Service Charge

£774 per annum to include buildings insurance, window and gutter cleaning, maintenance of front garden to include leaf blowing, maintenance of car park and electric gates.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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Energy Rating

Epc Type: Domestic
 Current: B85
 Potential: B85
 EPC Landmark Code: 2479-8071-0319-6493-9900
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	85	85
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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