

simon**BRIEN**  
RESIDENTIAL

9 Lancefield Road,  
Malone, BT9 6LL



Asking Price £375,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- Handsome Victorian Red Brick Three Storey Terrace
- Spacious Through Lounge With Bay Window
- Modern Fitted Kitchen With Integrated Appliances
- Downstairs Shower Room
- Contemporary White Bathroom Suite
- Oil Fired Central Heating
- Very Well Presented Throughout
- Located Within Walking Distance Of Lisburn Road
- Convenient To An Array Of Shops, Cafes And Boutiques
- Easy Accessible By Motorway, Rail And Bus Networks
- Excellent Local Shops, Parks And Churches Close By

#### SUMMARY

We are delighted to be favoured agents for the sale of this handsome Victorian three storey terrace which is found on Lancefield Road, just off the Lisburn Road, Belfast. Offering a spacious layout this excellent townhouse will appeal to those seeking adaptable accommodation on the doorstep of the thriving Lisburn Road.

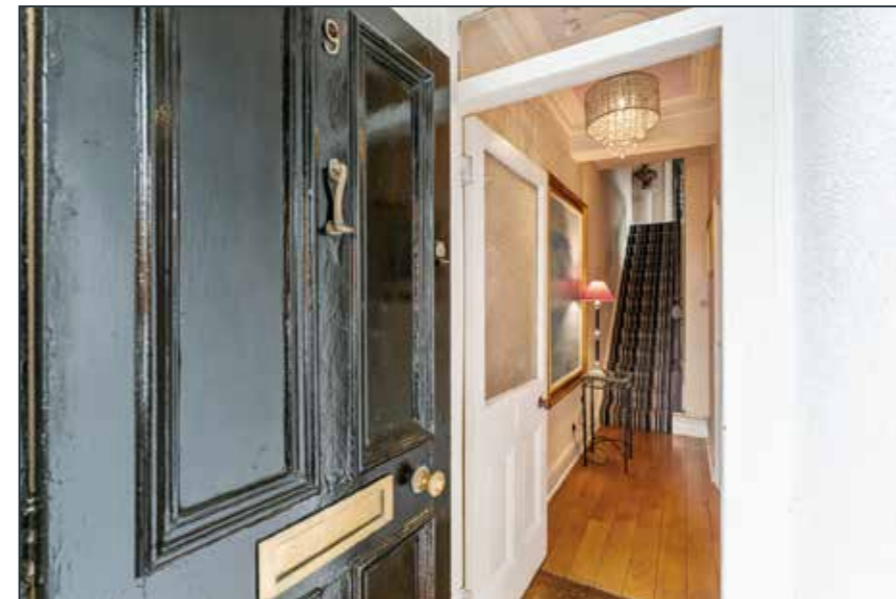
The property comprises entrance porch, entrance hall, through lounge with feature fireplaces and bay window, modern fitted kitchen, downstairs shower room. On the first floor bedroom 1/living room, bedroom 2, bathroom whilst bedroom 3 and 4 are on the second floor.

Located within walking distance of excellent schools shops and public transport networks, this fine home is at the heart of South Belfast and we would advise immediate internal inspection!



#### ACCOMMODATION

#### GROUND FLOOR



#### ENTRANCE PORCH:

Corniced ceiling.



#### ENTRANCE HALL:

Corniced ceiling. Solid oak floor.



**THROUGH LOUNGE/DINING**  
**25' 07" x 10' 4" (7.8m x 3.15m)**

Two slate fireplaces with tiled insets and tiled hearth. Solid Oak wood flooring. Understairs storage cupboard. Cornice ceiling, picture rail and built-in book cases. French doors to...



**KITCHEN:**  
**14' 2" x 13' 10" (4.32m x 4.22m)**

Excellent range of high and low level units, glass display cabinets, under unit lighting, 1/2 bowl stainless steel sink unit with mixer tap. Integrated four ring hob and stainless steel integrated oven and stainless steel and glass extractor fan over. Plumbed for washing machine, recess for fridge freezer and ceramic tiled floor.







**DOWNSTAIRS SHOWER ROOM:**

White suite comprising fully tiled shower cubicle, pedestal wash hand basin and low flush WC. Ceramic tiled floor and recessed low voltage spot lights.

**BEDROOM (1)/LIVING ROOM:  
14' 9" x 13' 8" (4.5m x 4.17m) (max)**

Picture rail, exposed wood floor, marble fireplace with tiled inset, slate hearth and open fire.

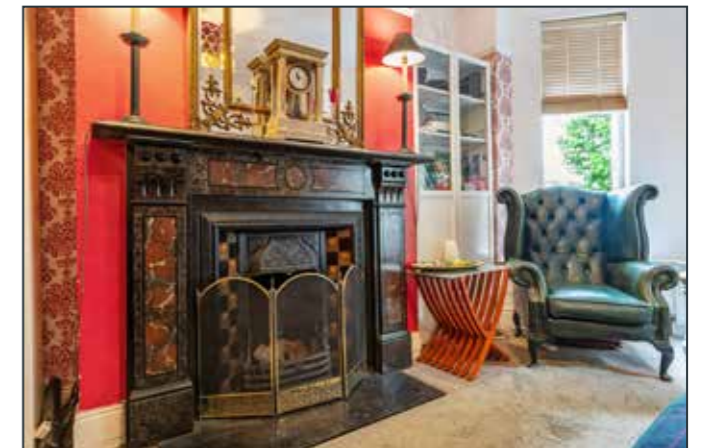


**FIRST FLOOR**



**BATHROOM:**

Contemporary white suite comprising panelled bath, with hand held shower and shower over, pedestal wash hand basin and low flush WC. Access to shelved hot press.







**BEDROOM 2:**  
11' 2" x 8' 1" (3.4m x 2.46m)

Built-in robes and exposed wooden floor.

**BEDROOM (4):**  
11' 2" x 9' 3" (3.4m x 2.82m)

Velux window.

Access to roofspace, floored with light.

**OUTSIDE**

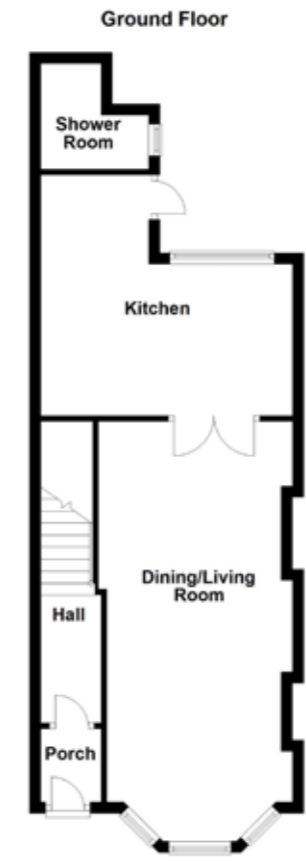
Decked enclosed rear yard, pvc oil storage tank, boiler and house and oil fired boiler.

**SECOND FLOOR**

**BEDROOM (3):**  
14' 9" x 10' 9" (4.5m x 3.28m)

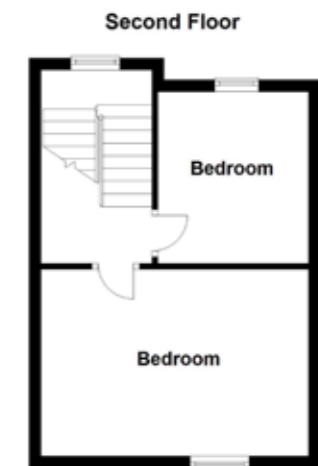






This plan is for illustrative purposes only.  
Plan produced using PlanIt.

**9 Lancefield Road, Belfast**





# Location



LOCATION: Travelling from City Centre along the Lisburn Road, Lancefield Road is on the left hand side after Bawnmore Road.

## 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](http://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/F/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F		
1-20	G	16 G	

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