



An excellent semi detached townhouse in a prime residential location on Lockview Road, Stranmillis close to the Lagan Valley Regional Park, Lagan Tow Path and access by car, local transport or bicycle to the city centre.

The well presented flexible accommodation offers a wide range of potential for prospective purchasers. On the ground floor a modern kitchen and dining area is complemented by a superb garden room. On the first floor is a spacious living room and a principal bedroom suite with ensuite shower room and dressing room. On the second floor are two further bedrooms, a main bathroom and study area which overlooks the living room below.

In addition the property benefits from a delightful courtyard style patio garden and off street parking with small garden to the front. We can highly recommend an internal inspection will impress as will the location.

Offers Over
£350,000

69 Lockview Road,
Stranmillis,
Belfast,
BT9 5FJ

Viewing by
appointment
through agent
028 9066 3030



- Superb Semi Detached Townhouse in Prime Location
- Situated a Short Walk from the Lagan Towpath & Lagan Valley Regional Park
- Well Proportioned Accommodation on 3 Levels
- Modern Kitchen & Dining Area with Adjoining Garden Room
- Ground Floor WC Facility
- First Floor Living Room & Principal Bedroom with Ensuite Shower Room & Separate Dressing Room
- Second Floor with 2 Bedrooms & Excellent Modern Bathroom & Study Area
- Private Courtyard Patio Garden Area to the Rear
- Driveway Parking to Front
- Hardwood Framed Double Glazed Windows
- Integral Garage
- Gas Fired Central Heating
- Internal Inspection Highly Recommended

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Feature porcelain tiled floor, access door to integral garage.



DOWNSTAIRS W.C.: Low flush wc, wash hand basin.

MODERN FITTED KITCHEN & DINING AREA: 20' 4" x 18' 5" (6.2m x 5.61m) (at widest points). Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, built-in double oven with grill, integrated dishwasher, integrated fridge freezer.



Telephone 028 9066 3030
www.templetonrobinson.com

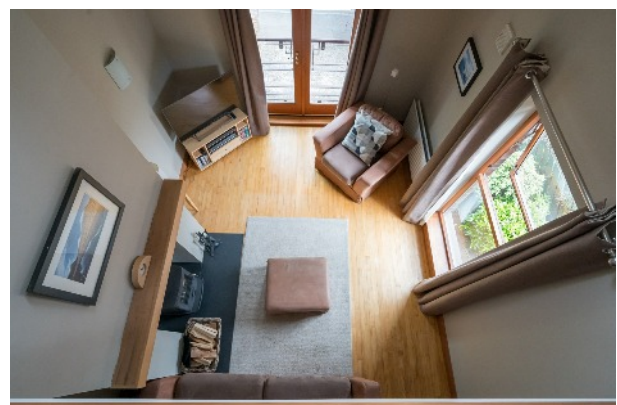
GARDEN ROOM: 15' 4" x 8' 11" (4.67m x 2.72m) Ceramic tiled floor, access to courtyard style patio garden area, secure gate at side of property.



First Floor

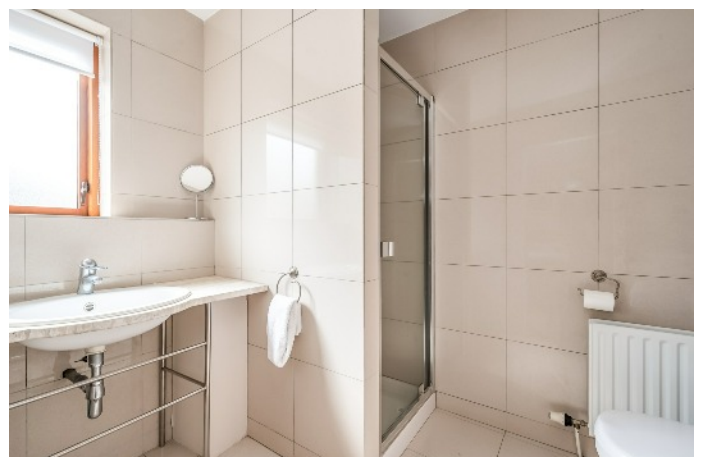
LANDING:

LIVING ROOM: 17' 11" x 10' 10" (5.46m x 3.3m) Feature wood strip flooring, double doors to faux balcony, feature cast iron wood burning stove with beamed mantle, overlooked by mistral gallery from study area.



PRINCIPAL BEDROOM: 12' 7" x 11' 3" (3.84m x 3.43m) Walk-in dressing room with built-in robes.

ENSUITE SHOWER ROOM: Shower cubicle with thermostatically controlled shower unit, wash hand basin, feature vanity shelf, Sliderobes.



Second Floor

BEDROOM (2): 10' 10" x 9' 1" (3.3m x 2.77m)



BEDROOM (3): 12' 5" x 7' 1" (3.78m x 2.16m)



BATHROOM: Bath with mixer tap, thermostatically controlled shower unit, low flush wc, pedestal wash hand basin, fully tiled walls.



Outside

INTEGRAL GARAGE: 17' 9" x 10' 10" (5.41m x 3.3m) Metal up and over door, light and power, plumbed for washing machine, gas fired boiler.

Private and enclosed courtyard style patio garden, access to rear.



Location:

Stranmillis roundabout take Lockview Road to Tennis Court
House on right hand side at end of road.

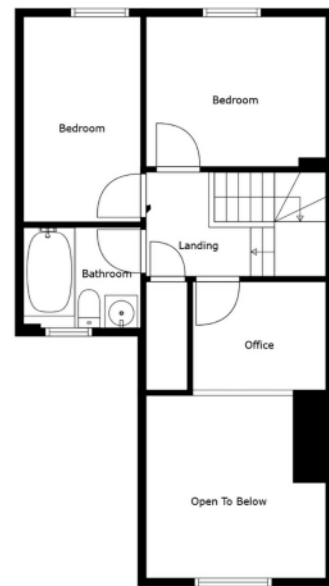
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Floor 1



Floor 2



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

Epc Type: Domestic

Current: C71

Potential: C71

EPC Landmark Code: 2534-9325-3300-0815-8222

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	71	71
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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