

simon**BRIEN**
RESIDENTIAL

44 Lancefield Road,
Belfast, BT9 6LL



Asking Price £450,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Stunning Period Semi-Detached Home In Most Sought After Location
- Lounge With Period Style Fireplace
- Living Room Open Plan To Kitchen Dining Area, Patio Doors To Garden
- Cloakroom & Utility Room, Ample Storage Facilities
- Four Bedrooms, All With Period Cast Iron Fireplaces
- Contemporary Bathroom In White Suite
- Gas Fired Central Heating
- Fully Double Glazed Hardwood Windows
- Gardens To Front & Rear, Driveway Parking
- Suited To Professionals & Families Alike
- Immediate Viewing A Must!

DESCRIPTION

Offering more than meets the eye, this stunning period home has been extended and finished to an excellent standard throughout. Situated off the vibrant Lisburn Road, local amenities, schools, public transport networks are within walking distance and the City Centre is a short car journey away.

Internally, the home boasts a mix of old and new which is very much in vogue. Reconditioned doors, fireplaces and cornicing compliment the contemporary kitchen area and recently fitted bathroom suite. The ground floor accommodation consists of an elegant drawing room and living room open to kitchen/dining area. The first floor consists of four bedrooms and a stylish family bathroom. Outside there are gardens to front and rear along with driveway parking.

All in all a must see. Please contact us at the South Belfast office to arrange a viewing at your convenience.

ACCOMMODATION

ENTRANCE

Hardwood entrance door with fanlight leading to...

GROUND FLOOR

ENTRANCE PORCH:

Terrazzo floor. Hardwood entrance door with glazed panel leading to...

ENTRANCE HALL:

Terrazzo floor. Cornice ceiling. Staircase to first floor.



LOUNGE:

11' 6" x 11' 0" (3.51m x 3.35m)

Period fireplace with open fire, cast iron and tiled surround and hearth. Built-in hardwood shelving and storage cupboards. Dado rail. Cornice ceiling.



LOUNGE:

15' 6" x 11' 5" (4.72m x 3.48m)

Period marble fireplace with cast iron and tiled surround and tiled hearth. Dado rail. Cornice ceiling. Steps down to...





L-SHAPED DINING/KITCHEN AREA:
18' 8" x 13' 3" (5.69m x 4.04m)
(At widest points).

Dining area with patio doors leading to garden. Kitchen area with excellent range of high and low level units, granite work tops. Double sink unit. 'De Dietrich' four ring touch screen hob with matching extractor hood over. Integrated 'Neff' double oven. Integrated 'De Dietrich' dishwasher. Matching larder cupboard. Low voltage lighting. Electric stove.

CLOAKROOM:

Low flush WC. Pedestal wash hand basin.



FIRST FLOOR

LANDING:

MASTER BEDROOM:
11' 5" x 15' 4" (3.48m x 4.67m)

Period cast iron fireplace. Built-in storage cupboard.



UTILITY ROOM:

7' 8" x 5' 1" (2.34m x 1.55m)

Range of high and low level units. Plumbed for washing machine and tumble dryer. Partly tiled walls. Door leading to garden.

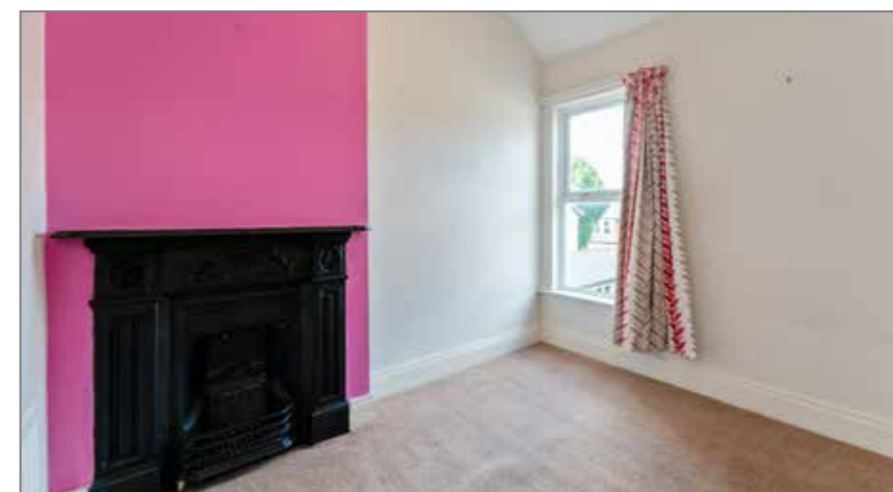
STUDY AREA:

5' 8" x 3' 11" (1.73m x 1.19m)

Built-in office furniture.

REAR HALLWAY:

Access to outside. Cloaks cupboard. Ceramic tiled floor.



BEDROOM (2):

11' 6" x 11' 0" (3.51m x 3.35m)

Period cast iron fireplace. Built-in storage cupboard. Access to floored roofspace.

BEDROOM (3):
9' 6" x 8' 0" (2.9m x 2.44m)
 Period cast iron fireplace.



BEDROOM (4):
9' 7" x 8' 0" (2.92m x 2.44m)
 Period cast iron fireplace.



BATHROOM:
 Contemporary white suite comprising panelled bath with telephone hand shower and thermostatic power shower over. Low flush WC. Wash hand basin in vanity unit. Chrome heated towel rail. Partly tiled walls. Ceramic tiled floor.



FLOORED ROOFSPACE:
24' 4" x 9' 7" (7.42m x 2.92m)

OUTSIDE

Driveway to front and side. Patio area. Garden shed. Outside light tap and electric.



Location



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/G/24/SD



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
Awaiting EPC Rating Information		
G		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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