



2 Lancedean Road, Upper Knockbreda Road, Belfast, BT6 9QP

Asking Price £299,950

2 Lancedean Road has recently been extended and modernised, to maximise not only the accommodation but also to take advantage of the breath-taking views over Belfast and out towards Cavehill.

The accommodation now comprises, entrance hall with original wood panelling, downstairs w/c, lounge with cast iron stove, modern, shaker style fitted kitchen with 'Quartz' work tops and built-in appliances, open to dining area and living area both of which benefit from the uninterrupted views.

Upstairs there are three good sized bedrooms and a white bathroom suite with a separate shower cubicle.

From the hallway access is provided to the basement area that has been separated in to a utility area and addition storage, offering superb potential for a possible home office/gym.

Outside there is a driveway with ample parking and superb patio / garden to the rear that captures the afternoon sun.

Lancedean Road is situated off Rocky Road, just prior or past the entrance to the Cregagh Road from the Upper Knockbreda Road and offers convenience to leading primary and post primary schools, transport links to most parts of the City, the Cregagh Glen for idyllic walks, Forestside Shopping Centre as well as all the cafes and shops of both the Cregagh and Ormeau Roads.

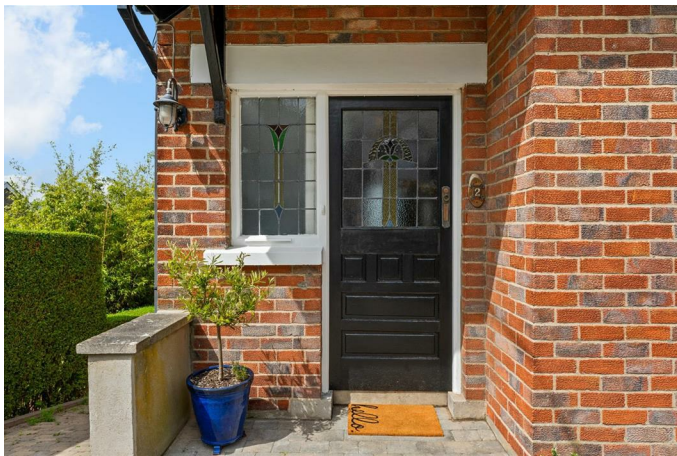
A superb home in a great location!

- Extended & Modernised Semi Detached Home
- Three Bedrooms
- Superb Kitchen / Dining / Living To The Rear
- White Bathroom Suite With Separate Shower
- Gas Heating & Majority Double Glazed Bar Original Stain Glass Windows
- Breath-Taking views To The Rear
- Lounge To The Front
- Downstairs W/C
- Basement Utility & Garage Area
- Driveway With Ample Parking, Front & Rear Gardens

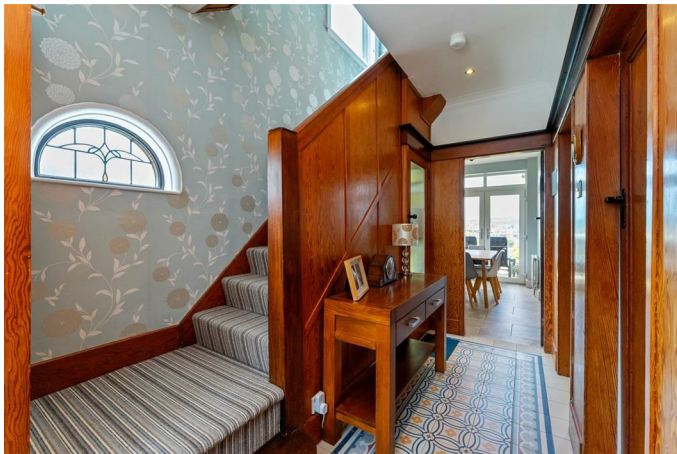
Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

Open Entrance Porch

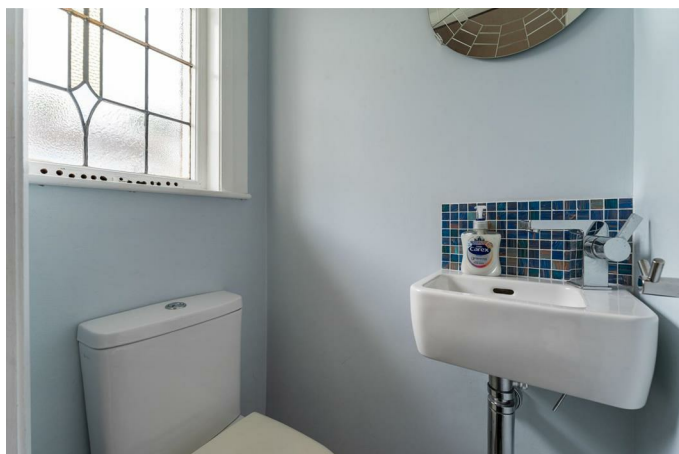


The Accommodation Comprises



Stained glass panelled front door to entrance hall, original wood panelling, decorative tiled flooring. Spotlights.
Access to basement / utility and storage area.

Downstairs w/c



Low flush w/c and sink unit with mixer taps and mosaic tiled splash back. Tiled flooring.

Lounge 12'1 x 11'9 (3.68m x 3.58m)



Cast Iron fire place with slate hearth and solid oak mantle. Engineered oak flooring in herringbone style.

Double glass panelled doors providing access to the kitchen.





Shaker Style Kitchen 12'8 x 11'7 (3.86m x 3.53m)



Fantastic range of high and low level units with 'Quartz' workface and matching up stands. Built-in Bosch induction hob, over head extractor fan, integrated eye level oven and microwave and fridge freezer.

Centre Island with quartz work surface incorporating integrated dishwasher and fitted solid oak breakfast bar.

Tiled flooring The kitchen area is open to both the dining area and living area, both designed to maximise the light and the breath-taking views.





Dining Area 11'2 x 6'9 (3.40m x 2.06m)



Tiled flooring. Upvc patio doors providing access to decked seating area, overlooking the rear garden and capturing the views over Belfast and beyond.

Living Area 12'7 x 10'6 (3.84m x 3.20m)



Feature picture window, framing the breath taking view that pick up a lot of the Belfast land marks from Harland & Wolf and Cavehill.
Tiled floor, Upvc sliding doors providing access to decked seating area.



First Floor



Bedroom One 11'9 x 11'4 (3.58m x 3.45m)



Cornice ceiling.



Bedroom Two 11'8 x 10'7 (3.56m x 3.23m)



Exceptional views over Belfast.



Bedroom Three 7'4 x 7'0 (2.24m x 2.13m)



White Bathroom Suite



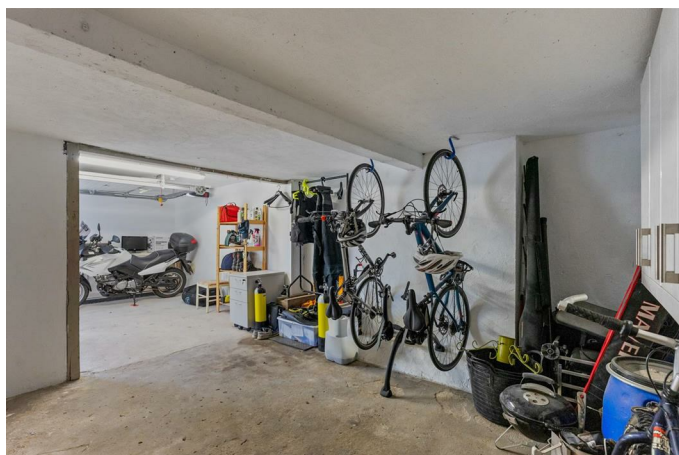
Comprising panelled bath with mixer taps and hand shower, separate corner shower cubicle with chrome shower unit with drench head and hand shower attachment, pedestal wash hand basin, low flush w/c, Part tiled walls. Tiled flooring. Spotlights.



Landing

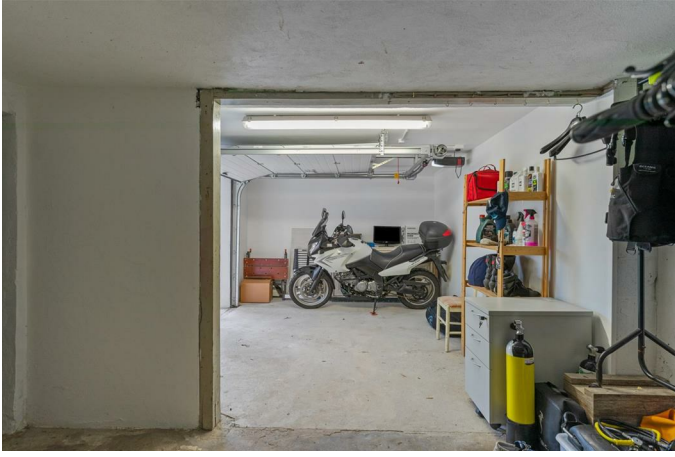
Access to roof space via fold down ladder, partially floored for storage.

Basement Level



From the entrance hall access is provided to the basement utility area. Plumbed for washing machine. There is also additional crawl space storage at this point. Access is also provided to the the basement garage area.

Basement Garage 25'1 x 10'7 (7.65m x 3.23m)



This area can be accessed from the rear garden and also the utility area, electric roller door light and power.

At the time of construction a concrete lintel was installed to facilitate a window for possible home office or gym.

Outside Front

Driveway with ample parking.

Outside Rear



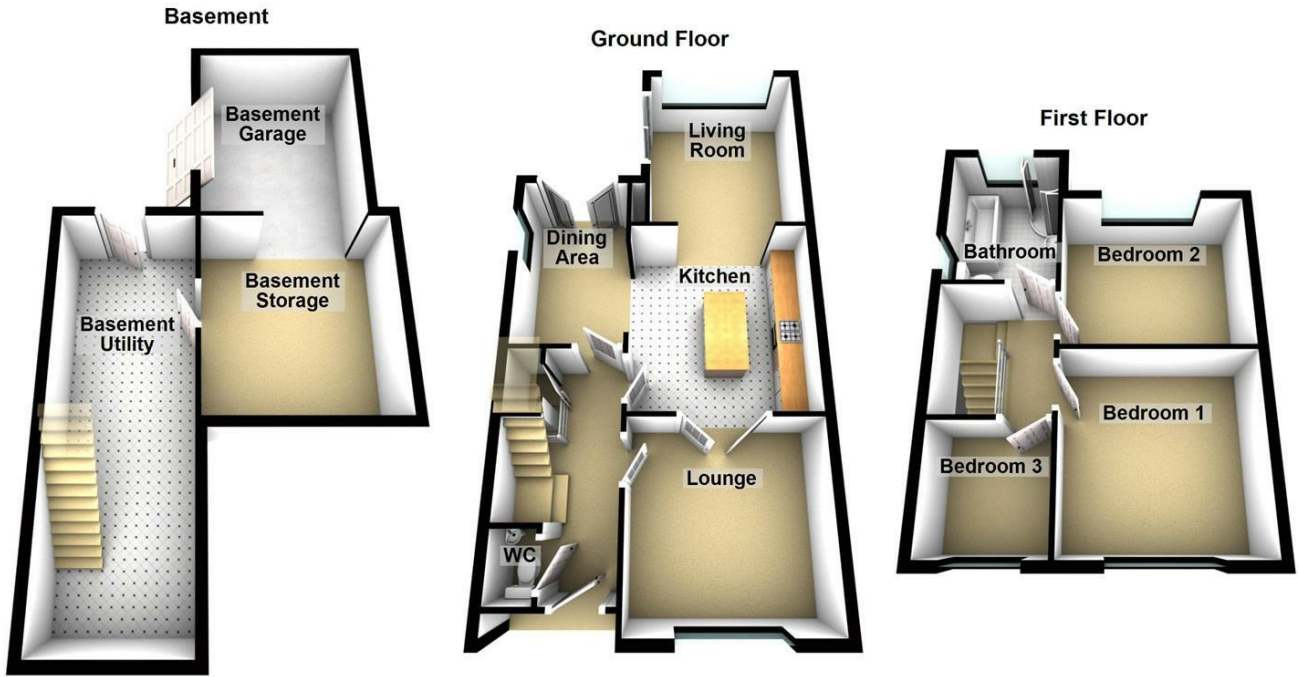
From the Dining and Living area access is provided to decked balcony with glazed balustrade overlooking the rear garden whilst capturing the sun and the superb views. Steps lead down to the patio area and garden laid in lawns with a mature range of plants trees and shrubs.





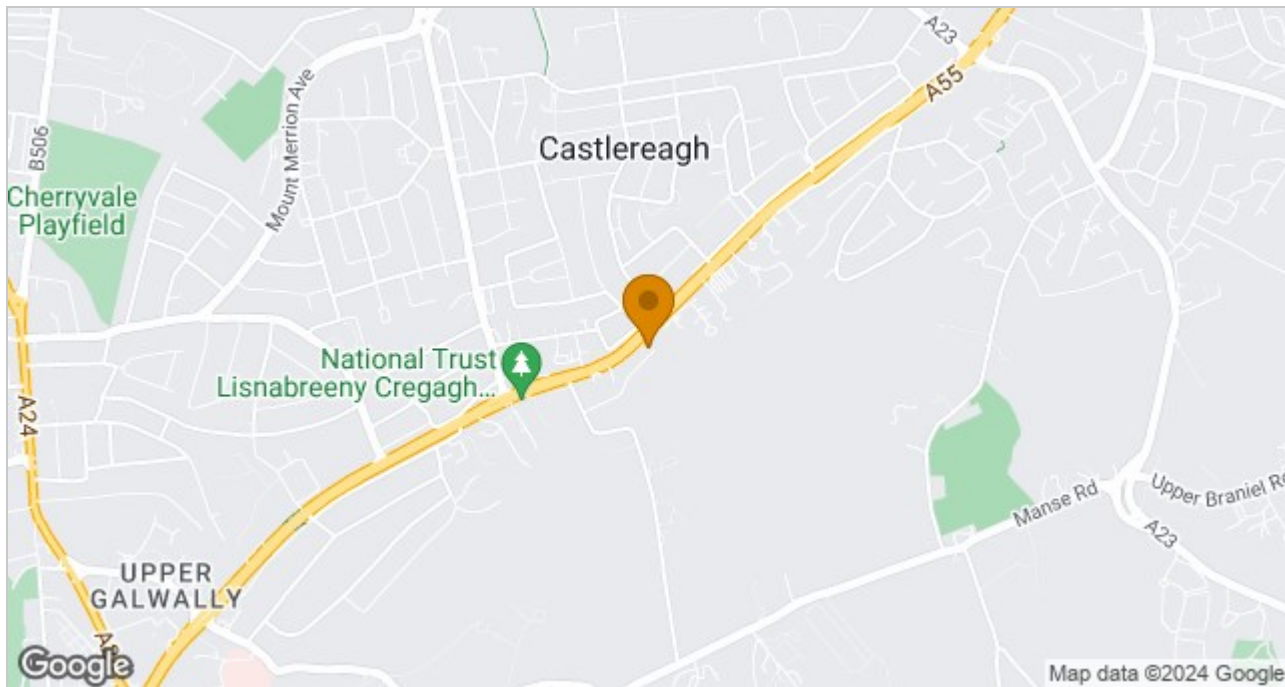


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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