



Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating		
Epc Type: Domestic		
Current: C71		
Potential: C74		
EPC Landmark Code: 2080-6301-3140-2500-1891		
Epc Certificate		
	Current	Potential
Very energy efficient - lower running costs		
A	92-100	
B	81-91	
C	69-80	
D	55-63	
E	39-54	
F	21-38	
G	1-20	
Not energy efficient - higher running costs		

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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Well presented mid terrace just off the Lisburn Road and walking distance to many local amenities off the Lisburn Road, including; cafes, bars, shops, restaurants and public transport whilst offering easy access into the City or to the motorway network for travelling further afield.

The property is bright and spacious and offers open plan living space with large lounge with dining area open plan to modern fitted kitchen. There are three first floor bedrooms and a modern shower room.

There is gas heating and double glazed windows.

Ideal for an owner occupier or investor wanting the convenience of being just off the Lisburn Road.

Offers Over
£177,500

26 Charleville Avenue,
Lisburn Road,
Belfast,
BT9 7HG

Viewing by
appointment with
& through agent
028 9066 3030

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Lisburn Road,
Belfast, BT9 7HG

Property Features

- Well Presented Mid Terrace with Two Bedrooms and a Study or Third Small Bedroom
- Open Plan Good Sized Lounge with Dining Area
- Modern Fitted Kitchen with Range of Integrated Appliances
- Two Good Sized Bedrooms and Study or Third Bedroom
- Modern Shower Room
- Gas Heating
- Enclosed Rear Yard
- Ideal for An Owner Occupier or Investor Keen to Avail of the Fabulous Lisburn Road Location and the Amenities it has to Offer
- Easy Commuting Distance into the City and to the Main Motorway Network for the Commuter

Location:

Lisburn Road heading out of town, Charleville Avenue is on the right hand side opposite Cranmore Park.

Property Comprises

Ground Floor

Oak effect uPVC front door to:

LOUNGE OPEN PLAN TO DINING ROOM: Laminate wood effect floor, low voltage spotlights.

MODERN FITTED KITCHEN AND CASUAL DINING: Range of high and low level work surfaces, single drainer stainless steel sink unit, integrated cooker and hob, extractor fan over. Space for fridge/freezer, plumbed for washing machine, gas boiler, ceramic tiled floor, uPVC door to rear.

First Floor

LANDING:

BEDROOM (1): 11' 10" x 10' 0" (3.61m x 3.05m)

BEDROOM (2): 11' 0" x 5' 4" (3.35m x 1.63m)

BEDROOM (3)/STUDY: 10' 2" x 5' 6" (3.1m x 1.68m) Access to roofspace.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, uPVC sheeted shower, ceramic tiled floor, low voltage spotlights, extractor fan.

Outside

ENCLOSED REAR YARD:

