



## 46 Royal Lodge Avenue, Belfast, BT8 7YR

**Asking Price £375,000**

Royal Lodge is a popular residential location off the Purdysburn Road, offering convenience to leading schools both primary and post primary as well as transport links to most parts of the City to include the Cairnshill Park & Ride.

A short drive provides access to Forestside Shopping Centre, with its array of retail units and cafes, as well as the large Tesco at Newtownbreda, the Hyde Bank playing fields and lovely walks along the Lagan Tow Path at Shawsbridge.

Internally this property comprises, on the ground floor, spacious lounge with access to dining room which in turn leads to a uPVC conservatory, fitted kitchen, utility area and downstairs w/c.

Upstairs there are four good sized bedrooms, master with en-suite and white bathroom suite.

In addition this home benefits from an oil heating system and double glazing.

Outside, there is a fantastic front garden and side laid in lawns, driveway with ample parking that leads to the integral garage, enclosed patio and garden to the rear.

An excellent home with great potential.

- Detached Family Home
- Two Reception Rooms Plus Conservatory
- Utility Room & Downstairs w/c
- Oil Heating/Double Glazed
- Integral Garage
- Four Good Sized Bedrooms Master With En-Suite
- Fitted Kitchen
- White Bathroom Suite
- Driveway With Ample Parking
- Front, Side & 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



Glass panelled front door with glazed side panels to entrance hall.

### Lounge 19'0 x 14'4 (5.79m x 4.37m)



Into Bay  
Sandstone fire-place. French doors



### Dining Room 11'4 x 10'9 (3.45m x 3.28m)



### Conservatory 11'4 x 9'2 (3.45m x 2.79m)



Tiled flooring.

### Fitted Kitchen 11'1 x 9'5 (3.38m x 2.87m)



Full range of high and low level units, built in hob and double oven, single drainer 1 1/4 bowl sink unit with mixer taps, integrated fridge.

freezer. Part tiled walls. Tiled flooring. Spotlights.

### Utility Room 10'0 x 6'5 (3.05m x 1.96m)



Full range of high and low level units single drainer stainless steel sink unit with mixer taps . Tiled flooring. Rear access.

### Downstairs w c



Sink unit. Low flush w.c

### First Floor

### Master Bedroom 15'8 x 10'1 (4.78m x 3.07m)



### En-suite



Comprising corner shower cubicle with Aqualisa shower unit, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring.



**Bedroom Two 18'6 x 10'2 (5.64m x 3.10m)**



**Bedroom Four 12'0 x 7'4**



**Bedroom Three 10'6 x 8'6 (3.20m x 2.59m)**



**White Bathroom Suite**



Comprising panelled bath with mixer taps, pedestal wash hand basin with mixer taps, low flush w.c Part tiled walls. Tiled flooring. Hot-press.

**Landing**

Access to the roofspace.

**Integral Garage 15'4 x 10'3 (4.67m x 3.12m)**

Up and over door. Light and power.



## Outside Front



Superb front and side garden laid in lawn with mature trees and shrubs.  
Driveway with ample parking leading to a integral garage.



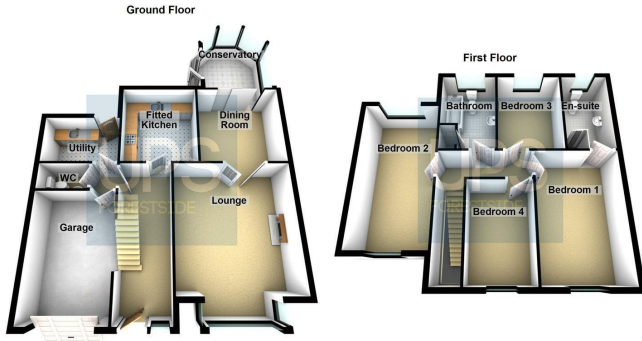
## Outside Rear



Enclosed rear garden with patio area bordered by mature trees.

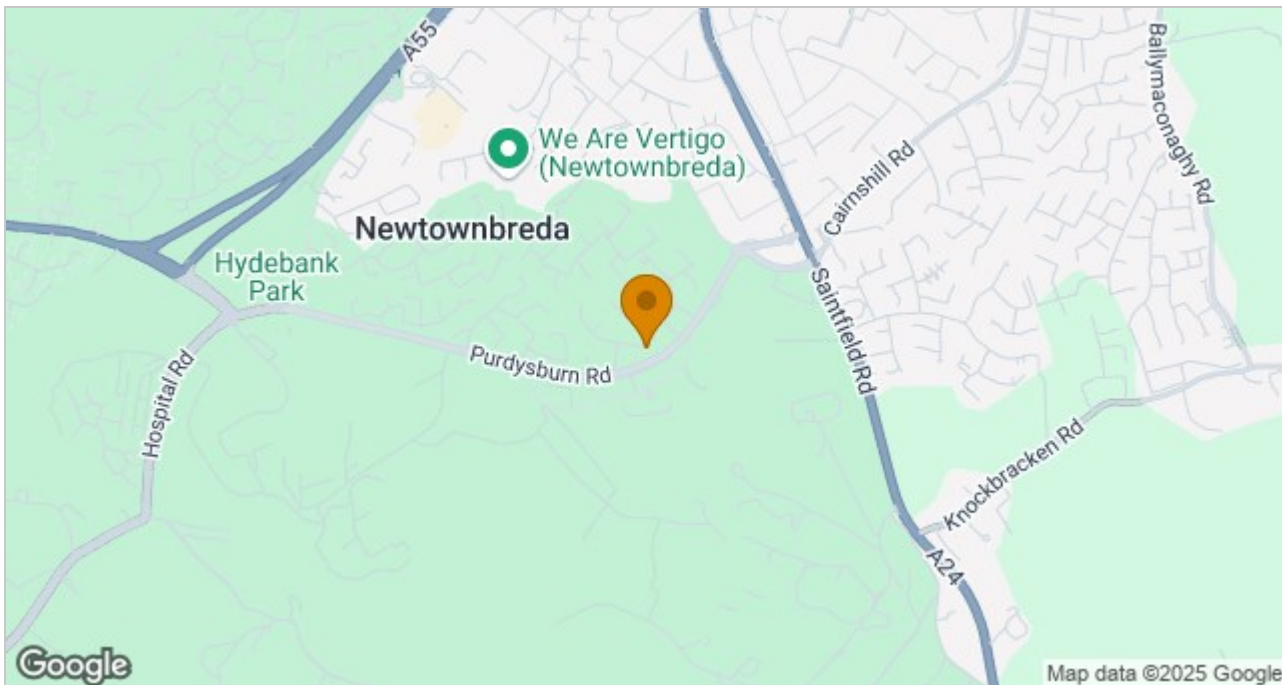


## Floor Plan



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 the plan. Plan produced using PlanTap.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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