

simon**BRIEN**  
RESIDENTIAL

6 Lacefield,  
Belfast, BT4 3PA



Asking Price £425,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Handsome Three-Storey End Townhouse
- Adaptable Accommodation
- Four Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room
- First Floor Lounge / Bedroom 5
- Modern Fitted Kitchen With Quartz Work Surfaces
- Downstairs Cloakroom With WC
- Bathroom In Contemporary White Suite
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Enclosed South Facing Rear / Side Garden
- Off Street Parking Area To Front / Side

## DESCRIPTION

Set within the elegant Lacefield development with its early Victorian and Gothic styling, this handsome three-storey end townhouse comes to the market and will no doubt appeal to those seeking adaptable accommodation within this high-regarded setting.

The layout comprises an entrance hall, downstairs cloakroom with wc, storage cupboard, modern fitted kitchen with quartz work surfaces and integrated appliances open to living room with feature fireplace leading to the enclosed garden. On the first floor is the lounge/bedroom 5 along with the main bedroom with ensuite shower room and built in robes. On the second floor, there are three further bedrooms and main bathroom in white suite.

Outside, there is of street parking to the front / side finished in brick paving. To the rear, there is an enclosed south facing garden and patio area.

Within walking distance of public transport links, leading local primary & secondary schools, restaurants & Ballyhackamore, potential purchasers will also note the ease of access to Belfast City Centre, the Ulster Hospital and Belfast City Airport.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Composite front door to entrance hall with ceramic tiled floor and storage cupboard.



#### CLOAKROOM:

Contemporary white suite, push button WC, wash hand basin with mixer taps, ceramic tiled floor.



#### KITCHEN:

15' 0" x 9' 7" (4.57m x 2.92m)

Range of modern high and low level units, single bowl sink unit with mixer taps, four ring stainless steel gas hob and under bench oven, stainless steel extractor fan.



**LIVING ROOM:**  
21' 2" x 18' 9" (6.45m x 5.72m)

Solid wood floor, stone fireplace, cornice ceiling.



**FIRST FLOOR**

**LOUNGE:**  
19' 8" x 18' 9" (5.99m x 5.72m)

Laminate wood floor, spotlights.



**BEDROOM (1):**  
14' 1" x 12' 5" (4.29m x 3.78m)

Built in sliderobes.



**ENSUITE BATHROOM:**

Contemporary white suite, fully tiled shower cubicle, thermostatic shower, push button WC, ceramic tiled floor, partly tiled walls.



**SECOND FLOOR**

**BEDROOM (2):**  
14' 1" x 8' 2" (4.29m x 2.49m)





**BEDROOM (3):**  
12' 4" x 11' 3" (3.76m x 3.43m)



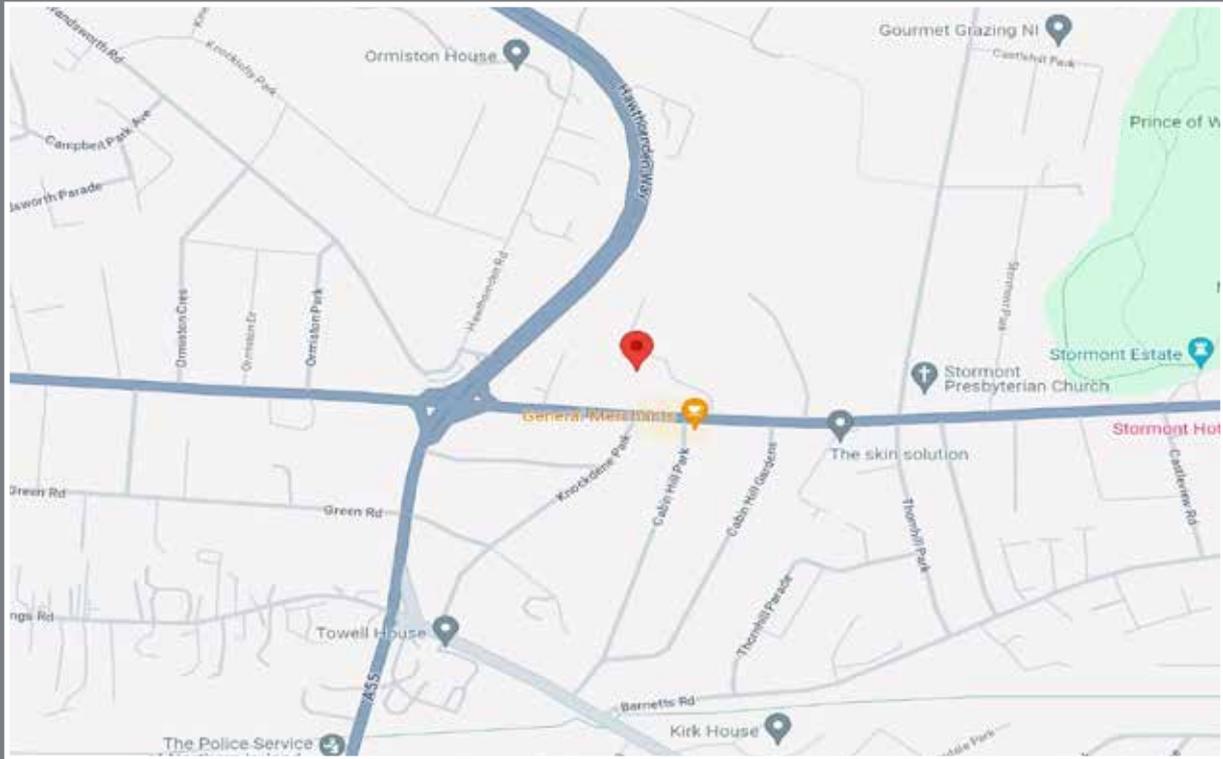
**BEDROOM (4):**  
14' 0" x 10' 0" (4.27m x 3.05m)



**BATHROOM:**  
Contemporary white suite, panelled bath with mixer taps, fully tiled shower cubicle with thermostatic shower, push button WC, ceramic tiled floor.



# 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](http://www.simonbrien.com)

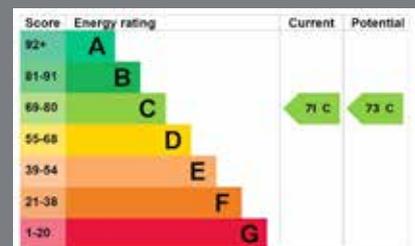


## Lettings Department

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: JD/C/24/SD



EPC REF: 9134-2627-2300-0606-5202

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.