

# For Sale

Offers Over: £395,000

SimonBrien



39 Royal Lodge Avenue,  
Belfast, BT8 7YR

[simonbrien.com](http://simonbrien.com)



## Description

The Royal Lodge Development off Purdysburn Hill in South East Belfast has consistently proved popular over the years with a host of purchasers who appreciate the convenience of the close to a host of local amenities, Forestside Shopping Centre, excellent schooling and transport networks connecting the City and provincewide connections

This particular detached family home is attractive from an external appraisal and provides well presented accommodation with four generous bedrooms plus study, two reception rooms, kitchen/living dining, two bathrooms and shower room. Externally the property is positioned on a pleasant site with gardens to front and rear with views over the City, driveway parking and garage

Viewing is by appointment through our Lisburn Road office on 028 9066 8888.

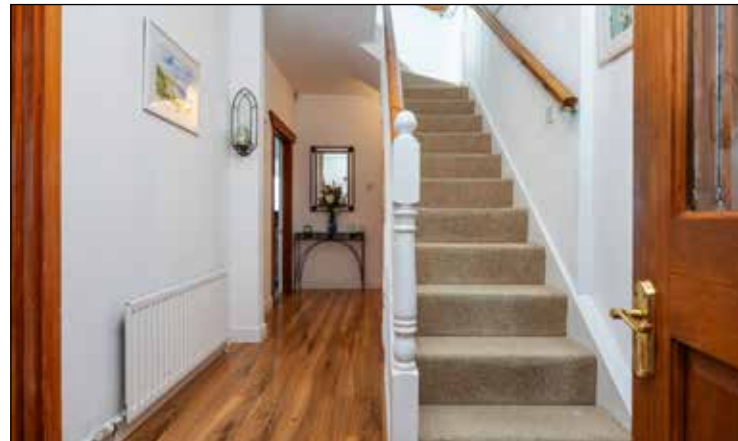
## Accommodation

Entrance Porch  
Hardwood Door to Entrance Porch, inner door to Entrance Hall

Living Room  
19'8" x 13'2" (6m x 4.01m):  
Wood Burning Stove, laminate floor

## Special Features & Services

- Attractive Detached Family Home
- Deceptively Spacious Well Presented Accomodation Throughout
- Four Bedrooms plus Study
- Two Reception Rooms
- Fully Fitted Kitchen with Granite Worktops open to Casual Living/Dining Areas
- Two Bathrooms and Additional Shower Room
- Oil Fired Central Heating
- Double Glazing
- Pleasant Well Tended Gardens with sun all day to front and rear and beautiful views over the City
- Detached Garage and Generous Driveway Parking
- Popular and Convenient Residential Location/Development
- Close to Forestside Shopping, Excellent Schooling and Transport Networks
- Ideal for Family Market
- Viewing By Private Appointment



Family Room  
15'1" x 9'7" (4.6m x 2.92m):  
Access to rear decking



Study  
7'3" x 7' (2.2m x 2.13m):  
Built in wardrobe





Kitchen/Living/Dining  
21' x 11'7" (6.4m x 3.53m):  
Kitchen – High and Low Level units, inset sink, granite worktops, 4 ring gas hob, electric oven, integrated fridge freezer, dishwasher, double doors to rear



Bedroom  
13'9" x 10' (4.2m x 3.05m):



Ensuite Bathroom  
Fully Tiled Shower Enclosure, low flush WC, wash hand basin



Bathroom  
White suite, panelled bath, mixer taps, low flush WC, wash hand basin vanity unit





## First Floor

Bedroom  
16'1" x 13'1" (4.9m x 4m):



Bedroom  
13'4" x 7' (4.06m x 2.13m):  
Built in mirrored sliderobe, laminate floor



Bedroom  
11'8" x 8'2" (3.56m x 2.5m):  
Built in wardrobe, laminate floor



Shower Room  
Fully Tiled Shower Enclosure, low  
flush WC, wash hand basin vanity unit



Outside  
Gardens to front and rear, lawns and decking, views over  
Belfast, driveway parking

Detached Garage  
19' x 11'4" (5.8m x 3.45m):  
Up and over door, light and power, oil fired boiler





## VALUER

### Mark Leinster

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## MORTGAGE ADVICE

For free independent advice on mortgages talk to  
**Crawford Mulholland**  
348 Lisburn Road, Belfast,  
Co. Antrim, BT9 6GH  
T: 028 9066 5544  
E: office@crawfordmulholland.com

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