

62 Royal Lodge Road,  
Belfast, BT8 7UL



Offers Around £375,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Exceptional Extended Detached Family Home Set In A Cul-De-Sac Location
- Open Plan Luxury Fitted Kitchen With Granite Worktops And Integrated Appliances Open Plan To Living And Dining Area
- Separate Utility Room
- Study
- Cloakroom
- Spacious Lounge With Brick Fireplace And Gas Fire
- Four Double Bedrooms And Large Dressing Room
- Two Fully Tiled Upstairs Bathrooms With Separate Showers And A Downstairs Shower Room
- Integral Garage
- Ample Driveway Parking
- Easily Maintained Gardens To Front And Rear
- uPVC Double Glazed Windows
- Cat 5 Wiring Throughout
- Bio Mass Heating System And Solar Panel Heating
- Suited To The Young Professional Couple Or Growing Family Alike
- Sought After Location Close To Leading Schools, Forestside Shopping Complex, Tesco Newtownbreda, Public Transport & Motorway Networks



## SUMMARY

Located in the sought after Royal Lodge development, this extended detached home boasts exceptional accommodation suited to the young family or professional couple alike. It also benefits from lower running costs with a Bio Mass heating system and solar panels as well as having cat 5 wiring throughout.

The internal accommodation comprises of a study/reception room, lounge with brick fireplace, a large open plan kitchen to living and dining area, utility room, downstairs shower room and cloakroom. Upstairs there are four double bedrooms with another room through the second bedroom and two bathrooms with separate showers.

Externally the home offers front and rear gardens in lawns and a large driveway providing parking for several cars. An integral garage is another benefit of this fine home.

This property is excellently located close to leading schools and the convenience of amenities of Belfast. Please contact us at the South Belfast office on 028 9066 8888 to arrange a viewing at your convenience.



## ACCOMMODATION

### GROUND FLOOR

uPVC double glazed front door to...

### RECEPTION HALL:

Low voltage spotlights. Solid pitch pine floor. Understairs storage cupboard.

### CLOAKROOM:

Tiled floor.

### LOUNGE:

**16' 3" x 12' 4" (4.96m x 3.76m)**

Brick fireplace with gas fire. Low voltage spotlights. Cornice ceiling. Ceiling rose.

### STUDY / RECEPTION ROOM:

**13' 8" x 11' 0" (4.16m x 3.36m)**

Low voltage spotlights. Cornice ceiling.

### DOWNSTAIRS SHOWER ROOM:

Low flush WC. Pedestal wash hand basin with vanity unit. Tiled double shower. Extractor fan. Low voltage spotlights. Part tiled walls. Ceramic tiled floor.





#### OPEN PLAN KITCHEN/LIVING/DINING AREA:

30' 10" x 21' 8" (9.40m x 6.61m)

Range of high and low level units with granite worktops. 'Siemens' 4 ring induction hob and twin gas hob. 'NEFF' double stainless steel extractor fan. 'Siemens' pyroclean double oven/microwave and heating drawer. Twin integrated fridges and freezers. 'Siemens' integrated dishwasher. Low voltage spotlights. Double glazed sliding doors.

#### UTILITY ROOM:

Range of high and low level units. Stainless steel sink unit. Tiled floor. uPVC double glazed door leading outside.







## FIRST FLOOR

### LANDING:

Access to fully floored large roofspace by Slingsby ladder. Two large storage cupboards.

### MASTER BEDROOM:

**16' 7" x 10' 6" (5.06m x 3.21m)**

Low voltages spotlights. Built-in Sliderobe.

### BEDROOM (2):

**14' 11" x 12' 6" (4.55m x 3.80m)**

Door to dressing room.

### DRESSING ROOM:

**11' 6" x 11' 5" (3.50m x 3.49m)**

### BEDROOM (3):

**15' 4" x 11' 12" (4.68m x 3.65m)**









**BEDROOM (4):**  
**14' 11" x 12' 2" (4.55m x 3.71m)**

Velux window.

**BATHROOM (1):**

Low flush WC. Pedestal wash hand basin. Bath with telephone hand shower. Fully tiled shower cubicle. Pine ceiling. Velux window. Ceramic tiled floor. Fully tiled walls.

**BATHROOM (2):**

Low flush WC. Pedestal wash hand basin. Bath with telephone hand shower. Fully tiled shower cubicle. Pine ceiling. Velux window. Ceramic tiled floor. Fully tiled walls.

**INTEGRAL GARAGE:**

**16' 0" x 11' 1" (4.88m x 3.38m)**

Up and over door. 'Biotech' biomass boiler.



Ground Floor



First Floor



All measurements are approximate and for display purposes only.

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# 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: RL/K/18/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	55	59
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9875-2905-0591-9298-7785

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