

simon**BRIEN**  
RESIDENTIAL

6 Newforge Lane,  
Belfast, BT9 5NU



Asking Price £895,000

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

## KEY FEATURES

- Attractive Detached Family Residence Constructed In 1924
- Deceptively Spacious & Adaptable Accommodation Throughout
- Six Bedrooms
- Living Room / Family Room / Dining Hall & Large Entertainment Lounge
- Fully Fitted Kitchen
- Separate Utility Room
- Family Bathroom, Ensuite & Downstairs Cloakroom
- Gas Fired Central Heating / Majority Double Glazing
- Double Garage With Additional Storage Rooms, Including Floored Swimming Pool (42' 9" x 20' 9")
- Exceptional Manicured Site Enjoying A High Degree Of Privacy Extending To Approximately 0.75 Acres
- Popular & Convenient Residential Location Close To Local Amenities, Schooling, City Centre & Transport Networks



## SUMMARY

Newforge Lane is one of South Belfast's leading residential addresses, close to excellent schooling within the area, together with the vibrant Lisburn Road with its vast array of amenities. The property is also well placed for commuting to Belfast City Centre, and other surrounding areas via nearby motorway networks.

This stunning detached family home designed by Kendrick Edwards in 1924 is attractive from an external appraisal, and has been well maintained and extended by the current vendors, providing an exceptional layout of six bedrooms, four reception rooms, together with kitchen, bathroom, and ensuite, with excellent garaging, games room, and further covered area (42' 3" x 20' 9" - floored and ex-swimming pool).

Externally, the property is positioned on a fabulous site with excellent gardens enjoying a high degree of privacy, and generous parking with turning circle.

Likely to be of interest to growing family wanting to set up home in this exceptional residential location. Viewing is by private appointment through our South Belfast office on 028 9066 8888.

## ACCOMMODATION

### GROUND FLOOR

Hardwood door leading to:

### ENTRANCE PORCH:

Tiled floor. Inner door to:



**ENTRANCE HALL:**

**FAMILY ROOM:  
21' 2" x 15' 11" (6.45m x 4.85m)**

Attractive feature fireplace with tiled hearth and inset.

**LIVING ROOM:  
18' 1" x 17' 0" (5.51m x 5.18m)**

Feature fireplace with over mantle. Corniced ceiling.



**SHOWER ROOM / CLOAKROOM:**

Shower enclosure. Low flush WC. Pedestal wash hand basin.

**DINING HALL:**

**18' 2" x 9' 0" (5.54m x 2.74m)**

**KITCHEN / DINING:**

**17' 8" x 11' 6" (5.38m x 3.51m)**

Casual dining area. Range of high and low level units. Inset sink. 6 ring gas hob. Oven. Concealed extractor. Integrated microwave.



**UTILITY ROOM:**

**7' 5" x 6' 6" (2.26m x 1.98m)**

High and low level units. Plumbed for washing machine.

**ENTERTAINMENT LOUNGE:**

**32' 4" x 24' 2" (9.86m x 7.37m)**

Attractive feature fireplace with inset fire. Double doors to rear patio.

**DOUBLE GARAGE:**

**19' 3" x 18' 11" (5.87m x 5.77m)**

Remote controlled roller door. Light and power.

**STORE ROOM:**

**14' 9" x 14' 8" (4.5m x 4.47m)**

**GARDEN ROOM:**

**21' 0" x 16' 2" (6.4m x 4.93m)**

Triple folding door to garden.

**EX-POOL AREA:**

**42' 3" x 20' 9" (12.88m x 6.32m)**

Floored.

**FIRST FLOOR**

**BEDROOM (1):**  
18' 0" x 11' 10" (5.49m x 3.61m)

Fitted wardrobes.



**ENSUITE SHOWER ROOM:**  
6' 11" x 6' 10" (2.11m x 2.08m)

Shower enclosure. Low flush WC. Wash hand basin in vanity unit.

**BEDROOM (2):**  
13' 10" x 12' 10" (4.22m x 3.91m)

Built-in storage.



**BEDROOM (3):**  
13' 10" x 11' 2" (4.22m x 3.4m)

Built-in storage.

**BEDROOM (4):** 9' 2" x 8' 3"  
(2.79m x 2.51m)

Built-in wardrobe.



**FAMILY BATHROOM:**  
8' 9" x 7' 10" (2.67m x 2.39m)

Coloured suite comprising of panel bath with mixer taps. Low flush WC. Pedestal wash hand basin. Bidet.

**SECOND FLOOR**

**BEDROOM (5):**  
16' 7" x 14' 6" (5.05m x 4.42m)

Built-in wardrobes.



**BEDROOM (6):**  
12' 0" x 10' 0" (3.66m x 3.05m)

Built-in wardrobe.

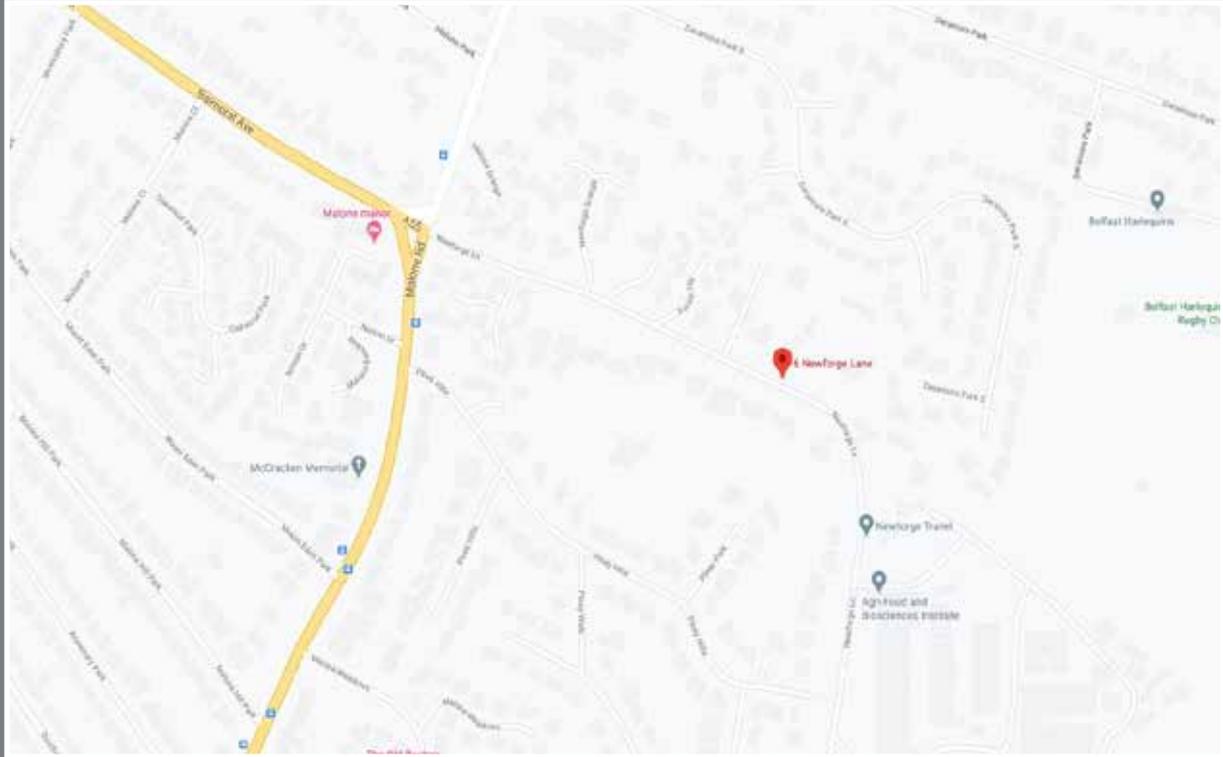




**OUTSIDE**

Fabulous site extending to 0.75 acres laid majority in lawns with mature trees, shrubs, and hedges. Generous parking to front with turning circle.

# 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: ML/J/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		66
E 39-54	48	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9661-0420-7759-5029-7996

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