

99 Old Milltown Road,
Belfast, BT8 7SP



Offers Around £250,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Substantial Detached Villa In Need Of Modernisation Constructed In Early 1900's & Latterly Used As A Post Office
- Planning Permission In Place For The Demolition Of The Existing Property & To Build Two New Three Storey Semi Detached Villas Of 2,400 Sq Ft With Four Bedrooms
- Adaptable Accommodation Currently Six Bedrooms
- Three Reception Rooms & Shower Room
- Mostly uPVC Double Glazed Windows
- Oil Fired Central Heating
- Gravel Driveway Parking
- Car Porch & Internal Courtyard
- Gardens In Lawns
- Convenient Location Minutes From Leading Schools & Transport Networks
- The House Sits On A Site Area Of Approximately 0.15 Acre Half Way Along A Private Cul De Sac Off The Milltown Road
- Planning Reference - LA04/2015/0319/F

SUMMARY

This substantial detached property is situated off the Milltown Road in South Belfast. The site benefits from private gardens and driveway parking with a courtyard.

The property is in need of extensive renovation and could make a fantastic family home with six bedrooms and three reception rooms or the option is there with planning permission in place until February 2022 to build 2 semi-detached villas of 2,400 Sq Ft.

A unique opportunity to acquire a home / site in this location which is a few minutes' drive from South Belfast and leading primary and grammar schools.

Viewing is strictly by private appointment. Please contact us to arrange a viewing at your convenience.



ACCOMMODATION

GROUND FLOOR

Solid wooden front door leading to:

RECEPTION HALL:

Understairs storage cupboard.

DOWNSTAIRS SHOWER ROOM:

Fully tiled walls. Low flush WC. Pedestal wash hand basin. 'Triton' electric shower.

DINING ROOM:

18' 2" x 11' 5" (5.54m x 3.48m)

Laminate wooden floor. Brick fireplace with granite tiled hearth. Tongue and groove ceiling.

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KITCHEN:

18' 9" x 11' 10" (5.72m x 3.60m)

Range of high and low level units. Stainless steel sink unit. Electric double oven and 4 ring ceramic hob. Plumbed for washing machine. Space for fridge. Partially tiled walls. Laminate wooden floor. uPVC door leading to outside.

FORMER SHOP / SPACIOUS

LIVING ROOM:

23' 4" x 17' 7" (7.11m x 5.37m)

Tiled floor. Tongue and groove ceiling.

STORE ROOM:

17' 11" x 8' 8" (5.47m x 2.65m)





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FIRST FLOOR

LANDING:

BEDROOM (1):

17' 10" x 14' 0" (5.43m x 4.27m)

Open fireplace.

BEDROOM (2):

14' 10" x 11' 11" (4.51m x 3.62m)

BEDROOM (3):

14' 10" x 11' 7" (4.52m x 3.53m)

Built-in wardrobe.

BEDROOM (4):

19' 6" x 11' 10" (5.94m x 3.61m)

Built-in shelving.

BEDROOM (5):

15' 5" x 11' 3" (4.71m x 3.44m)

BEDROOM (6):

19' 10" x 9' 5" (6.05m x 2.88m)

SHOWER ROOM:

Fully tiled walls. Low flush WC. Pedestal wash hand basin. 'Creda' electric shower.



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OUTSIDE

Wooden fence to the front with gravel driveway parking. Garden in lawn to the side with mature hedging and flower beds. Enclosed inner courtyard with sitting area at the rear with accessed via wooden gates, with oil fired boiler and uPVC oil tank.



Ground Floor

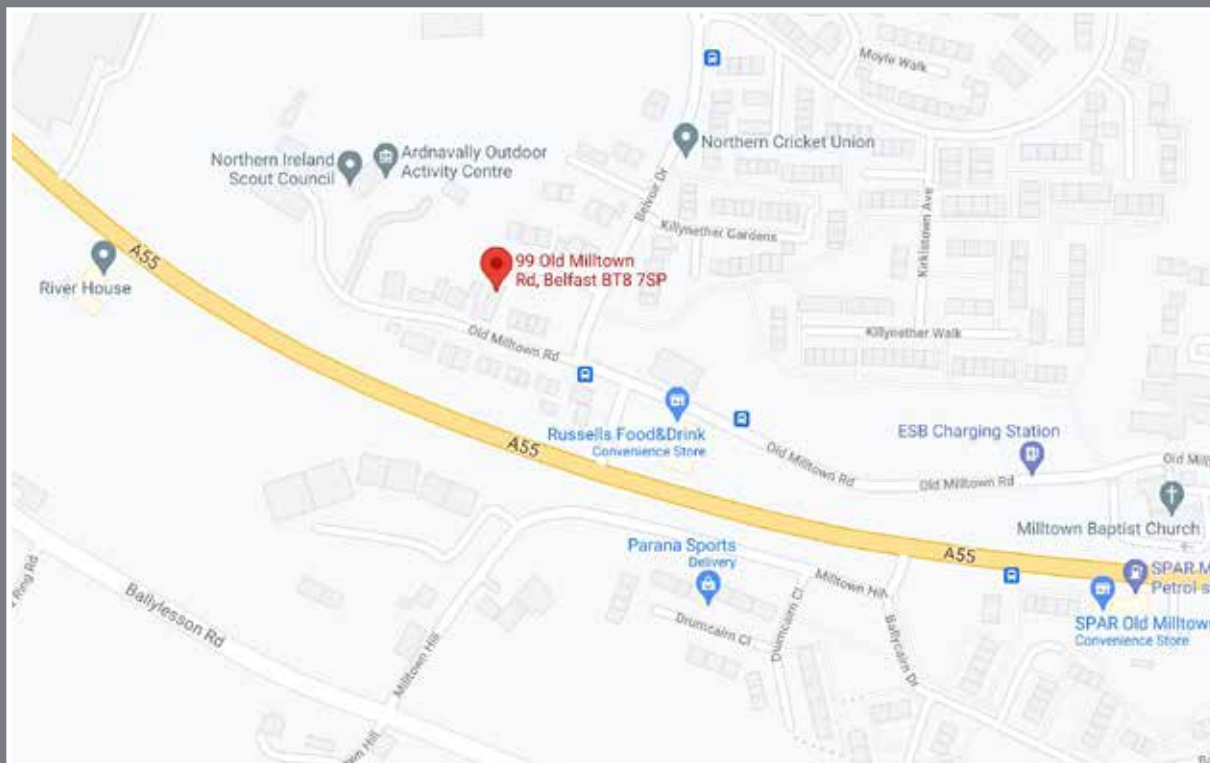


This plan is for illustrative purposes only, and should not be relied upon.
Plan produced using PlanUp.

First 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



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/H/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	33 F
1-20	G		

EPC REF: 2900-2018-0222-2090-3893

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