

**8 ROYAL LODGE MEWS,  
(OFF PURDYSBURN ROAD)  
BELFAST,  
BT8 7YT**



- **Detached Family Villa and Forever Home**
- **Five Double Bedrooms (with potential to add additional Ensuite & Walk-in Wardrobe)**
- **Master Bedroom With Recently Refurbished Ensuite Bathroom**
- **Three + Reception Rooms, Aluminium Frame Double Sliding Doors**
- **Luxury Kitchen Open Plan to Dining / Living Areas**
- **Utility Room / Downstairs Cloakroom with Views**
- **High Ceilings Downstairs. Burglar Alarm System**
- **Integral Double Garage with Belfast Sink and Cold/Hot Water**
- **Oil Fired Central Heating System and Large Unvented Pressurised HW Cylinder**
- **High Output Double Radiators throughout**
- **Double Glazed Timber Frame Windows and Vertical Blinds throughout**
- **Excellent Parking at The Front Driveway with Remote Controlled Electric Gate**
- **Additional/Secure Parking Area to the Side**
- **Amazing 180° Views Over Belfast City**

**Offers Over: £795,000**



Presenting this beautiful and imposing detached family villa in the popular Royal Lodge development with its lush gardens & trees, in the suburbs of South Belfast within easy reach of the outer ring, Saintfield Road and a short walking distance to Cairnshill Park & Ride.

The area is well served with local schools such as St Itas Primary School and Lagan College. Royal Lodge is conveniently close to amenities such as Tesco Extra Supermarket, Shaws Bridge, Lagan Valley Regional Park, Saintfield Road Shops/Restaurants, and Forestside Shopping Centre (with works currently underway to add a new food village).

The property itself commands impressive accommodation circa 3,000 sq ft in size with high ceilings downstairs, three+ reception rooms, modern luxury kitchen open plan to dining/ living areas & a separate utility room/downstairs cloakroom on the ground floor, upstairs there are five double bedrooms including a recently refurbished master ensuite & main bathroom.

**There is a value added potential to add an additional Ensuite & Walk-in Wardrobe in the largest Bedroom. In addition, the house offers a significant potential of basement extension, this is because the house is built with a basement in mind, there is circa 6 ft of headroom built into the basement.**

The property is complimented with Oil Fired & Pressurised Central Heating System & high output Myson double convector radiators throughout the house, Aluminium Frame Sliding Doors, Double Glazed Timber Frame Windows and Vertical Blinds fitted throughout.

Occupying a prime cul-de-sac suite within the development, the property benefits from a west facing rear garden orientation, raised decking across the rear of the house, offers unparalleled panoramic 180° views over Belfast City and the Cave Hill Mountains with sunset views on sunny days and snow-covered landscape views on snowy days.

**Viewing of this exquisite property is essential to fully appreciate what it offers and the potentials.**



## Ground Floor

### ENTRANCE DOOR / PORCH:

**9' 1" x 6' 10" (2.76 m x 2.07 m)**

Granite threeway steps leading to the front door. Tiled Porch. Corniced High Ceiling. Double Glazed Side Panels.



### ENTRANCE HALL:

**16' 2" x 10' 9" (4.92 m x 3.28 m)**

Corniced High Ceiling and Ceiling Rose. Solid Wooden Flooring. Understairs built in Storage.



### FAMILY ROOM:

**13' 11 x 10' 8" (4.25m x 3.26m)**

Cornicing and Ceiling Rose. Marble Fireplace, Marble inset and Hearth with matching over Mantle with Gas Fire. Solid Wood Flooring. Three Panel Window.



### LOUNGE / DINING ROOM:

**28' 2 x 13' 3" (8.60m x 4.03m)**

Corniced High Ceiling and Ceiling Rose. Marble Fireplace and Hearth with Open Fire. Aluminium Frame Double Sliding Doors with open aspect views, leading to Decking and Lawns beyond, overlooking the Rear Garden.



**LIVING ROOM: 13' 11 x 12' 0" (4.25m x 3.65m )**

High Ceiling and Ceiling Rose. Solid Wood Flooring. Three Panel Bay Window with Views, overlooking the Decking and the Rear Garden. Recessed Low Voltage Lighting



**DINING AREA: 11' 5" x 9' 6" (3.47m x 2.90m)**

Open plan to Living Area and Kitchen, "Reynaers" Aluminium Frame Double Sliding Patio Doors with Views leading to Decking and Lawns beyond, overlooking the Rear Garden. Polished Tiled Flooring. Recessed Low Voltage Lighting.





**LUXURY KITCHEN: 13' 8" x 11' 4" (4.16m x 3.45m)**

Extensive range of Quality High and Low Level Units. Bosch 5 Ring Hob, Built in "Neff" Twin Ovens and Matching Stainless Steel Triple Cooker Hood, "Neff" Integrated Dishwasher, Siemens Soft closing Integrated Fridge. "Blanco" Twin White Sinks and Cutlery Drawer. Large Breakfast Bar with Ample Leg Room, Marble Work Top. Polished Tiled Flooring. Three Panel Window with Views. Recessed Low Voltage Lighting.





#### UTILITY ROOM:

**11' 5" x 9' 2" x 11' 5" (3.47m x 2.78m)**

Range of Low Level Units. Freezer, Washing Machine, Tumble Dryer. Polished Tiled Flooring. Three Panel Window with Views. Access to Garage.



#### CLOAKROOM:

**4' 9" x 4' 1" (1.45m x 1.24m)**

Cloakroom comprising of corner low flush WC and Corner Wash Hand Basin. Polished Tiled Flooring. Two Panel Window with Views.





## First Floor

### STAIRS:

Stairs lead up to mid level landing and the Minstrel Gallery area overlooking the Hall.



### MINSTREL GALLERY LANDING:

**27' 1" x 6' 1" (8.26 m x 1.85 m)**

Large Arched Window. Built in airing storage cupboard. Loft Hatch with Timber Folded Ladder to floored Attic with Lighting.



### BEDROOM:

**13' 10 x 13' 2" (4.23m x 4.02m)**

Built in Wardrobes. Three Panel Window.



### BATHROOM:

**10' 3 x 9' 1" (3.12m x 2.77m )**

Pedestal Wash Hand Basin. Shower Cubicle. Electric 'Mira Sport' shower. Fully Tiled Walls. Recessed Low Voltage Lighting. Extractor Fan. Three Panel Window.



**PRINCIPAL BEDROOM:**

**17' 4" x 11' 6" (5.28m x 3.49m)**

Three Panel Window. Recessed Low Voltage Lighting. Leading to Ensuite.



**ENSUITE: 9' 2" x 8' 2" (2.80m x 2.49m)**

Comprising of Recently Refurbished White Suite. Walk in Double Shower with 10mm Screen, Feature Wall Tiles with overhead Rain Shower and Shower Attachment. Large Bath Tub with 3-Hole Rotate Bath Tap and Pull Out Shower Handle Mixer. Low flush WC. Large Vanity Unit and Basin Sink with Pull Out Rotate Spout Spray Mixer Tap and Heated Overhead Mirror. Fully Tiled. Two Panel Window. Recessed Low Voltage Lighting.





**BEDROOM:**

**14' 5" x 11' 6" (4.40m x 3.49m)**

Built in Wardrobes. Three Panel Window with Views.



**BEDROOM:**

**10' 7" x 10' 3" (3.23m x 3.13m)**

Laminate Wooden Flooring. Three Panel Window.



**BEDROOM: (Potential to add an additional Ensuite & Walk-in Wardrobe):**

**25' 7 x 17' 3" (7.80m x 5.25m)**

Laminate Wooden Flooring. Large Three Panel Window with Views plus a Two Panel Window.





## Ground Floor Outside:

Front Garden and Remote Controlled Electric Gates leading to Secure Parking Area to the side of House. Brick Paved Driveway to the Front. Wrap Around Rear Decked Areas and Gardens in Lawns. Outside Lights and Tap. All enclosed with Fencing.

The house offers a significant potential of basement extension, this is because the house is built with a basement in mind, there is circa 6 ft of headroom built into the basement.

## DOUBLE GARAGE: "18' 6 x 16' 11" ( 5.64m x 5.16m)

Twin up and over Doors. Light and Power. Boiler room. Belfast Sink, Hot and Cold Taps. Built in Lower Level Units for Storage. Sealed Floor and Pressurised Water System.

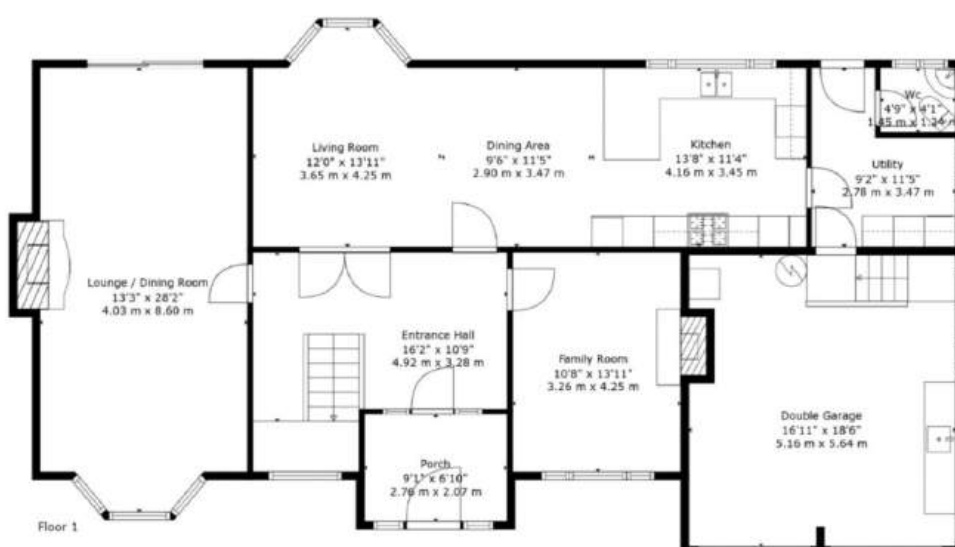
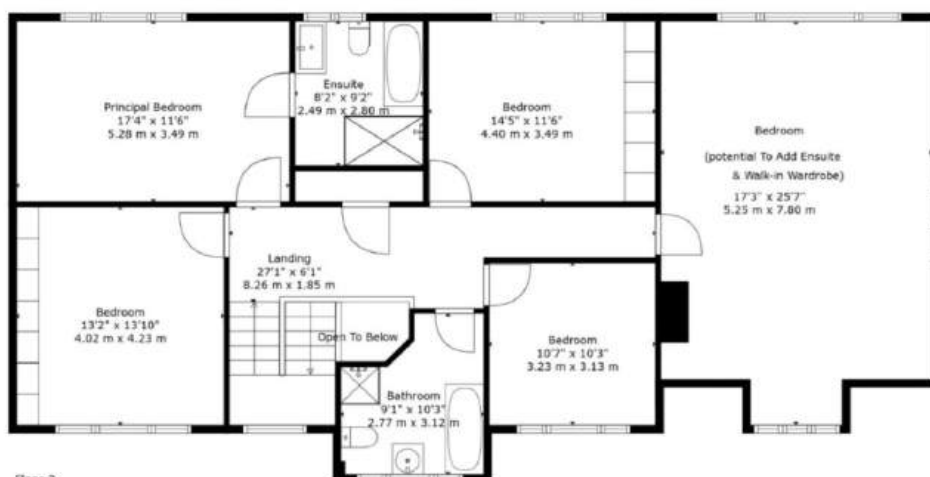
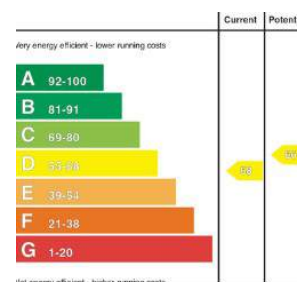
## STORAGE ROOM: 16' 11" x 15' 3" (5.16m x 5.65m)

Floored area with Light, Power and Heating. Two Panel Window.

**LOCATION:** Driving along Purdysburn Road in South Belfast, turn into Royal Lodge Road and drive right into the Mews. Number 8 is at the end of the cul de sac.

**Ground Rent: £25 / annum**

**Rates: £3348 / annum**



**TOTAL: 2720 sq. ft, 253 m2**

FLOOR 1: 1245 sq. ft, 116 m2, FLOOR 2: 55 sq. ft, 5 m2, FLOOR 3: 1420 sq. ft, 132 m2  
EXCLUDED AREAS: DOUBLE GARAGE: 305 sq. ft, 28 m2, PORCH: 62 sq. ft, 6 m2, FIREPLACE: 9 sq. ft, 1 m2,  
STORAGE: 258 sq. ft, 24 m2, LOW CEILING: 52 sq. ft, 4 m2, OPEN TO BELOW: 15 sq. ft, 1 m2

Sizes And Dimensions Are Approximate. Actual May Vary.



[info@gocestateagents.com](mailto:info@gocestateagents.com)