

AGREED



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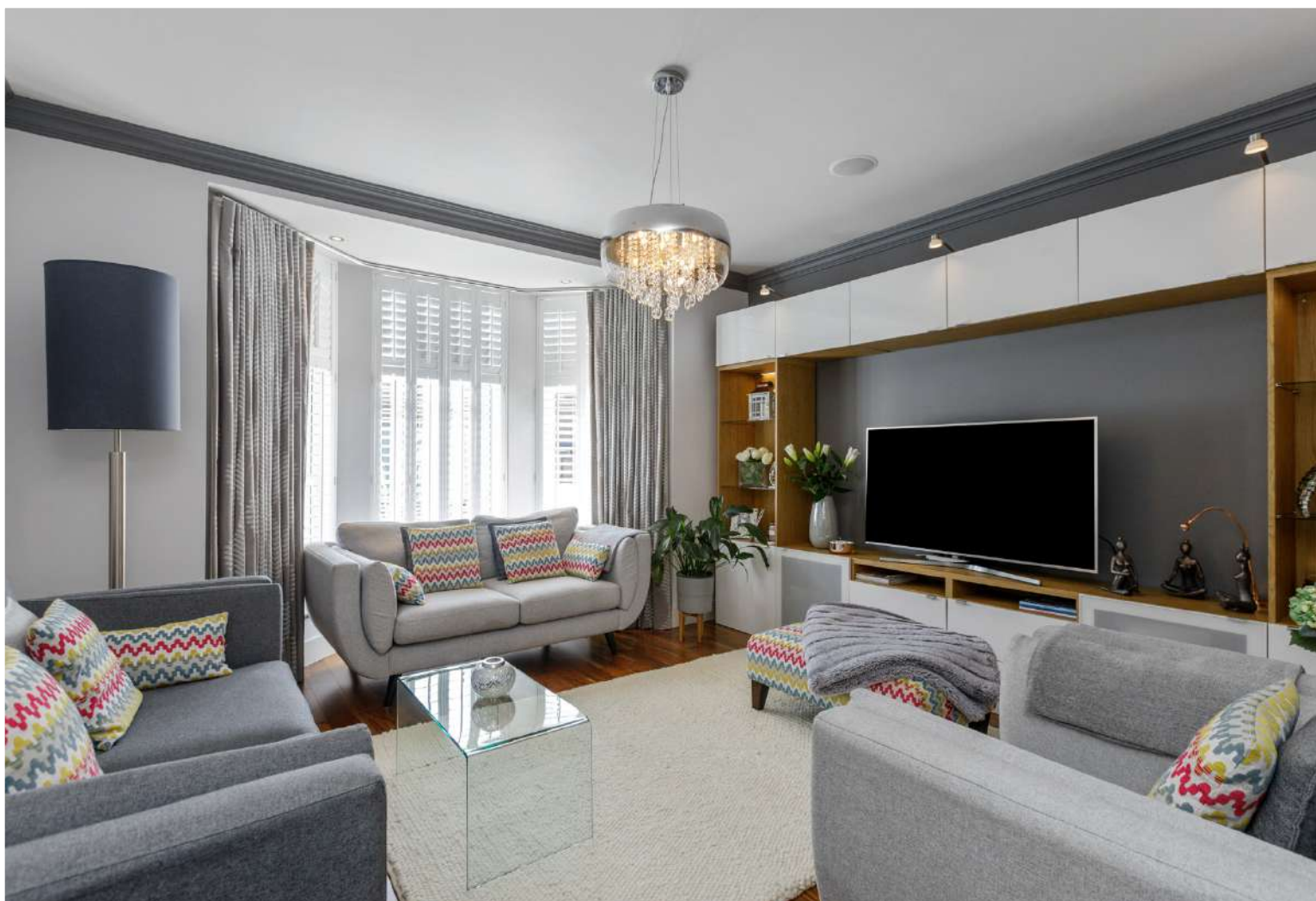


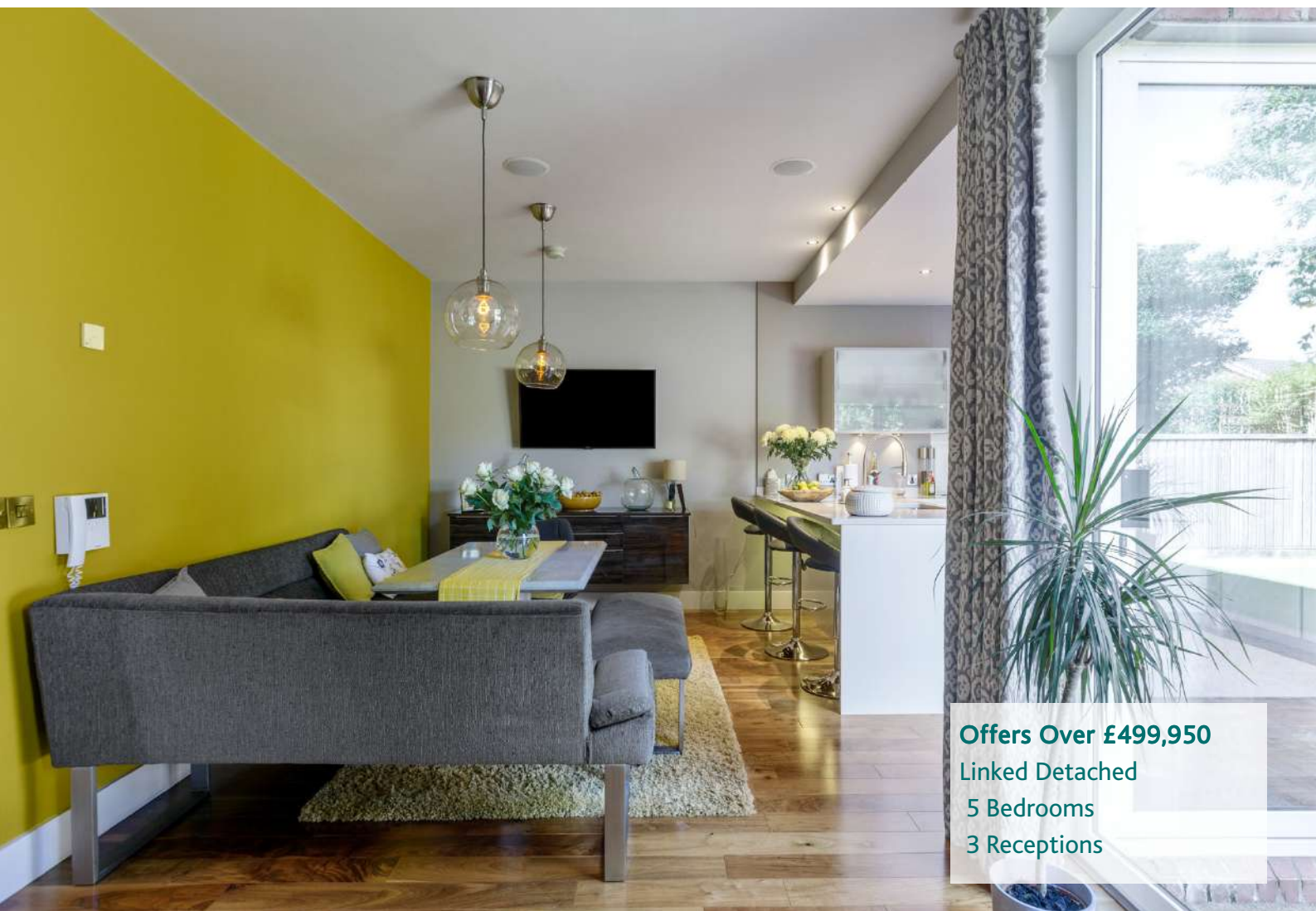
20 Lacefield | Belfast, BT4 3PA
OFFERS OVER £499,950



The Property

Inspired by the architecture of Campbell College, Lacefield draws its name from the intrinsic linked with the school's founding father Henry James Campbell, the 19th century linen trade magnate. Designed in an early Victorian style the architects have finished Lacefield home to the Gothic revivalist styling reminiscent of the era reflected in the antique red brick granite features and sharp pitched roof lines. Bay windows, high ceilings and generous proportions gives this home an integral feel of pre-war housing and modern layouts and is cleverly designed with the highest quality of materials to offer and the convenience desired for contemporary living.





Accommodation

Ground Floor

Covered Entrance Porch

Spacious Reception Hall

Ground Floor WC

Lounge
15'5" x 13'10"

Kitchen
17'2" x 19'6"

Utility Area
5'9" x 5'8"

Garage
20' x 10'8"

First Floor

Landing

First Floor Reception
15'6" x 14'4"

Bedroom One
18'4" x 17'3"
EnSuite

Bedroom Two
16'4" x 17'3"
EnSuite

Second Floor

Landing

Bedroom Three
14' x 12'6"

Bedroom Four
11'10" x 9'9"

Bedroom Five / Study /
Walk-In Dressing
Room
10'1" x 7'2"

Bathroom

Outside

Enclosed Private Rear
Garden, South
Westerly Facing

Brick Paviour Patio
Area

Raised Play Area

Large Garden Shed

Wired for Hot Tub

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk





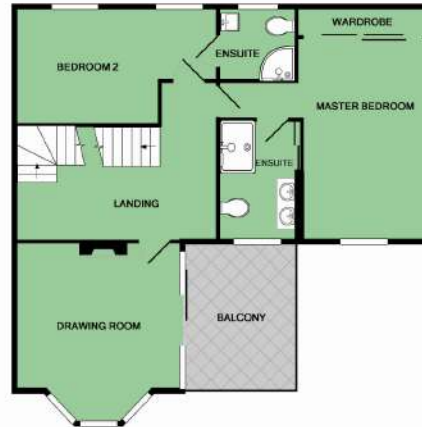
Property Features

- Recently Constructed Detached Family Home
- Stylish and Extremely Well Presented Interior
- Close to an Excellent Range of Schools, Belmont and Ballyhackamore Villages and Belfast City Airport
- Bright and Spacious Accommodation
- Grand Reception Hall with Solid Oak Open Staircase
- Lounge with Bay Window
- First Floor Family Room with Contemporary Gas Fire and Access to Balcony
- Luxurious 'Robinson's' Fully Fitted Kitchen Open to Ample Dining Space and Access to Rear Garden
- Utility Area and Ground Floor WC
- Five Well Proportioned Bedrooms Including Master and Bedroom Two Incorporating En Suite Shower Rooms
- Recently Installed Family Bathroom with White Suite
- Gas Fired Central Heating and Double Glazing
- Driveway Parking leading to Integral Garage
- Gardens Laid in Artificial Grass with Patio Areas, Ideal for Outdoor Entertaining





GROUND FLOOR
APPROX. FLOOR
AREA 1011 SQ. FT.
(94.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 809 SQ. FT.
(75.0 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 639 SQ. FT.
(59.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 2519 SQ. FT. (234.0 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan comparisons, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency cannot be given.
Made with Notropix 102116



Directions

Travelling along the Upper Newtownards Road coming from Belfast City Centre, Lacefield can be located on the left hand side just past the Knock Junction.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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RENTALS

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THE SUNDAY TIMES
THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
		80	81

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