



This spacious, semi-detached property has been cleverly designed to incorporate period features and architecture combined with a high specification, quality build and modern conveniences.

Of particular note is the contemporary kitchen by 'Robinsons Interiors' with casual dining area leading to a large living room with cosy cast iron fire, formal dining area and large, square picture bay opening to the generous sized, south facing garden with attractive, mature oak trees.

There are four double bedrooms, two with en suite shower rooms and a luxurious main bathroom. The first floor drawing room provides an elegant and versatile space.

Lacefield is conveniently located close to Ballyhackamore, Stormont and Belmont with an excellent choice of local shops, schools, parks and restaurants nearby.

Offers Around  
£420,000

16 Lacefield,  
BELFAST,  
BT4 3PA

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Deceptively Spacious Semi Detached Property with Large, South Facing, Rear Garden
- Largest Site in Exclusive Development
- Beautifully Presented with Stylish Interior Decor
- High Ceilings and High Specification Throughout
- Bespoke 'Robinsons' Kitchen with Integrated Appliances
- Lounge with Dining Area and Cast Iron Wood Burning Stove
- Ground Floor W.C.
- First Floor Drawing Room with Stone and Polished Cast Iron Fireplace
- Main Bedroom with En Suite Shower Room and Dressing Area
- Three Bedrooms to the Second Floor, Bedroom 2 with En Suite Shower Room
- Luxurious Bathroom with Walk in Shower Enclosure
- Roofspace for Storage
- American White Oak Internal Doors with Walnut Inset, Oak Architraves and Staircase
- Gas Fired Central Heating with Underfloor Heating
- Intruder Alarm System
- uPVC Double Glazing, Soffits, Fascia and Guttering
- Brick Paviour Parking Area to Front
- Space for Garage to Side (STPP)
- Large Rear Garden with Patio Area, Lawn and Mature Trees and Planting
- NHBC Guarantee - 3 Years Remaining



The Property Comprises:

### Ground Floor

Composite, insulated front door, double glazed toplight.

RECEPTION HALL: Cornice ceiling. Solid oak wooden floor. Cloaks area. Alarm controls. Storage cupboard under stairs, space for tumble dryer.

KITCHEN: 22' 4" x 10' 9" (6.81m x 3.28m) Measurement into Bay. Modern fully fitted 'Robinsons' kitchen with excellent range of j-pull, handleless, high and low level units, Quartz work surfaces and splashback. Inset, stainless steel Franke sink unit, chrome mixer tap. Built in casual dining area. Integrated four ring stainless steel Siemens gas hob, stainless steel extractor hood. Integrated Siemens high level double ovens and warming plate. Integrated fridge freezer. Integrated Siemens dishwasher. Integrated washing machine. Concealed lighting. Chrome low voltage spotlights. Ceramic tiled floor. Square arch to....



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LIVING/DINING ROOM: 18' 10" x 20' 3" (5.75m x 6.17m) Measurement into square bay. Cornice ceiling. Solid oak wooden floor. Cast iron, multi fuel burning stove, slate tiled hearth. Access door to garden.



W.C. White suite comprising; low flush w.c. Floating sink unit, chrome mixer taps, tiled splashback. Chrome heated towel rail. Ceramic tiled floor. Extractor fan.

## First Floor

LANDING: Alarm controls. Storage area under stairs. Chrome low voltage spotlights.

DRAWING ROOM: 18' 0" x 18' 10" (5.49m x 5.75m) Measurement at widest points, into bay. Stone fireplace surround, polished cast iron inset, open fire, granite hearth. Solid walnut wooden floor.



BEDROOM (1): 12' 6" x 10' 10" (3.81m x 3.3m) Mature outlook to rear garden. Open to.....

DRESSING AREA: 7' 11" x 6' 1" (2.41m x 1.85m) Fitted for hanging and shelving, drawer units.

ENSUITE SHOWER ROOM: White suite comprising; close coupled w.c. Floating wash hand basin, chrome mixer taps. Built in corner shower cubicle, built in chrome Tre Mercat thermostatic rainfall shower unit and additional shower attachment, tiled splashback. Part tiled walls. Ceramic tiled floor. Chrome heated towel rail. Extractor fan.



Second Floor

LANDING: Built in linen cupboard, Ariston pressurised water cylinder.

BEDROOM (2): 11' 5" x 12' 4" (3.48m x 3.77m) Mature outlook to rear garden.

ENSUITE SHOWER ROOM: White suite comprising; close coupled w.c. Floating wash hand basin, chrome mixer taps. Walk in double shower enclosure with Tre Mercat thermostatic rainfall shower unit and additional shower attachment, tiled splashback. Part tiled walls. Ceramic tiled floor.

Extractor fan.



BEDROOM (3): 15' 2" x 9' 3" (4.63m x 2.81m) Built in cupboards and drawers. Hatch to roofspace.

BEDROOM (4): 11' 5" x 9' 3" (3.47m x 2.82m)



BATHROOM: White suite comprising; close coupled w.c. Floating wash hand basin, chrome mixer taps. Panelled bath, wall mounted mixer tap and shower attachment. Walk in double shower cubicle, built in chrome Tre Mercat thermostatic rainfall shower unit and additional shower attachment, tiled splashback. Part tiled walls. Ceramic tiled floor. Chrome heated towel rail. Extractor fan. Chrome low voltage spotlights.



Roofspace:

Accessed via hatch. Part floored for storage.

Outside

Brick paviour driveway to front with visitors parking area. Enclosed rear garden laid in lawn with mature trees and planting. Brick paviour patio area. Garden shed. Bin storage area. Space for garage to side (STPP). Outside lights.



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

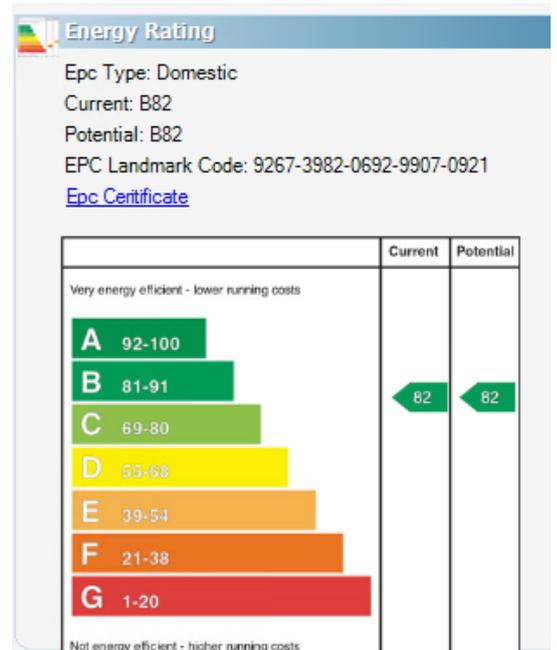
**16 Lacefield, Belfast**

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Management Fee - £336 per annum including maintenance and landscaping of communal areas.

Location:

Coming from Ballyhackamore along the Upper Newtownards Road, continue through Knock lights towards Stormont. Turn left into Lacefield just before Castlehill Road lights and opposite General Merchants. No 16 is on the left hand side.



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