



Occupying an elevated site and therefore delightful, commanding views across Belfast, this superb detached villa enjoys a cul de sac location just off the Outer Ring.

Having been the subject of a comprehensive programme of modernisation by the current owner-occupiers, there is little to do except move in and enjoy those stunning views.

All three bedrooms are of a good size and feature excellent storage. The well-appointed kitchen is open plan to a casual living/dining area making it an ideal focal point for modern living.

It is only upon internal inspection that one can appreciate all this lovely home has to offer.

Offers Over
£310,000

31 Lancedean Road,
BELFAST,
BT6 9QP

Viewing by
appointment with
& through agent
028 9065 0000



- Detached villa with superb views over city
- Three well-proportioned bedrooms: all with built-in robes
- Bright living room with feature fireplace
- Luxury kitchen with breakfast bar and integrated appliances
- Open plan casual dining/sitting area
- Extensive use of parquet woodblock flooring on entry level
- Family bathroom with modern white suite
- Additional WC downstairs
- Attached garage with utility area
- Off-street, driveway parking
- Mature gardens to front and rear
- Gas fired central heating
- Double glazed throughout
- Close to excellent local schools and amenities

The Property Comprises:

Ground Floor

uPVC front door with glazed panels and side lights.

HALLWAY: Parquet woodblock flooring. Understairs storage cupboard.

CLOAKROOM: Low flush WC, pedestal wash hand basin with tiled splashback and cupboards



LIVING ROOM: 15' 11" x 10' 11" (4.85m x 3.33m) (at widest points) Parquet woodblock flooring. Twin aspect with views across city to front. Attractive cast iron fireplace with slate hearth.



FAMILY/DINING ROOM: 12' 10" x 10' 11" (3.92m x 3.33m) Parquet woodblock flooring. Views across city to front.



Open Plan to:

KITCHEN : 14' 8" x 8' 8" (4.46m x 2.63m) Modern range of high and low level units with granite worksurfaces including peninsula unit with breakfast bar seating. Old Belfast style sink unit with mixer tap. Integrated appliances including five ring gas hob with extractor over. Microwave and separate fan-assisted oven, wine cooler. Ceramic tiled floor. Plumbed for American style fridge/freezer. Feature radiator. uPVC back door to garden.



First Floor

BEDROOM (1): 10' 10" x 10' 0" (3.3m x 3.05m) Excellent built-in storage with robes featuring sliding doors, rails and shelving. Superb, panoramic views across city skyline to Cavehill and down Belfast Lough.



BEDROOM (2): 10' 10" x 10' 0" (3.31m x 3.05m) Excellent built-in storage with clothes rails and shelving etc.

BEDROOM (3): 10' 11" x 8' 10" (3.33m x 2.69m) (at widest points) Wall-to-wall range of built-in robes with rails and shelving.



BATHROOM: White suite comprising panelled bath with Mira electric shower over, screen. Wash hand basin with cupboards underneath. Low flush WC. Ceramic tiled floor, part tiled walls. Access to roofspace.



LANDING: Shelved storage cupboard.

Outside

FRONT GARDEN: In lawn with mature shrubs including cherry blossom tree.

Feature patio area with excellent views: great for sunsets!





Path to side.

Driveway with off-street parking leading to:

ATTACHED GARAGE 17' 2" x 10' 0" (5.22m x 3.05m) Up and over door, power and light. Built-in cupboards. Worcester Bosch natural gas boiler.

Utility area plumbed for washing machine, space for tumble dryer.

REAR GARDEN: Fully enclosed rear garden (backing onto open fields which is green belt).

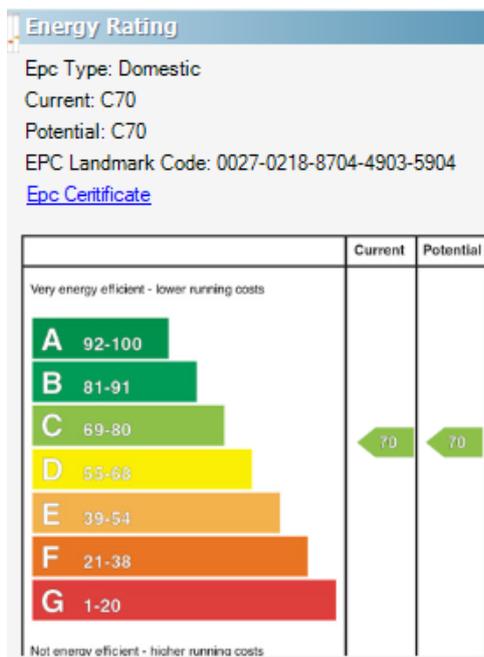
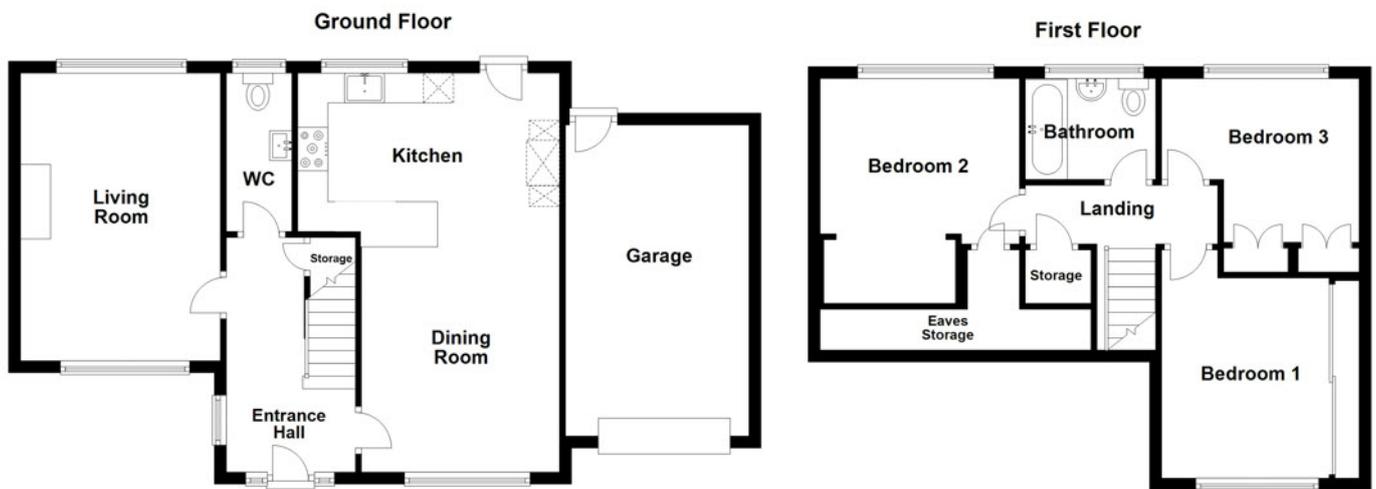
Tiered with lawns interspersed with flower beds, well-stocked with excellent variety of plants, trees and shrubs. Flagged patio area. Outside light and tap. Excellent degree of privacy.



Telephone 028 9065 0000
www.templetonrobinson.com

Location:

Coming around Outer Ring from East Belfast (Upper Knockbreda Road), turn left before Cregagh Road lights into Rocky Road. Lancedean is first cul de sac on the left and no 31 is on right-hand side.



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