



CASH OFFERS ONLY

Having been loved by the same family for the last 50 years, this extended semi detached home oozes character and charm both internally and externally. Of particular note are the breathtaking views over Belfast and beyond, especially from the decked top tier of the garden.

On entering the property, the first thing that strikes you is how deceptively spacious it is. Boasting an impressive five bedrooms, dressing room/study and three reception rooms plus study, the versatile accommodation is ideal for every day family life.

Only a short drive away are a number of local amenities, including leading primary and secondary schools, Forestside Shopping complex, Cregagh Glen and there is a public transport link within walking distance.

Offers Over
£245,000

15 Lancedean Road,
BELFAST,
BT6 9QP

Viewing by
appointment with
& through agent
028 9065 0000



- CASH OFFERS ONLY
- Charming extended semi detached home
- Breathtaking views over Belfast and beyond
- Lounge and Living Room
- Study with access to rear patio
- Kitchen open plan to sitting/dining area
- Separate utility room with dual access to rear
- Five bedrooms, principal with ensuite and access to rear
- First floor study/Dressing room
- Ground floor family bathroom/First floor shower room
- Gas central heating/Majority Double Glazing
- Tiered front and rear gardens with mature trees and shrubs
- Close to leading local schools, Forestside, Cregagh Glen, and Shandon and Belvoir Golf Club
- Price allowing for some moderate updating

The Property Comprises:

Ground Floor

Glazed hardwood front door to . . .

ENTRANCE HALL: Wooden floor, feature wood panelled walls, cornice ceiling.



LOUNGE: 14' 4" x 12' 0" (4.37m x 3.66m) Laminate wood effect floor, cornice ceiling, picture rail.



LIVING ROOM: 12' 1" x 10' 5" (3.68m x 3.18m) Picture rail.



STUDY: 13' 7" x 8' 2" (4.14m x 2.49m) Sanded and varnished floor boards, uPVC glazed double doors to rear.



KITCHEN/DINING: 16' 0" x 13' 7" (4.88m x 4.14m) Fitted kitchen with range of high and low level units, 1.5 bowl single drainer sink unit, alcove for oven, extractor canopy, plumbed for dishwasher, breakfast bar area, part tiled walls. Open plan to . . .

DINING AREA: Laminate wood effect floor.



UTILITY ROOM: Range of high and low level units, stainless steel single drainer sink unit, plumbed for washing machine, dual access to rear.

BATHROOM: White suite comprising vanity sink unit, corner panelled bath with mixer tap and telephone hand shower, low flush wc, wood panelled walls, shelved storage cupboard, Amtico flooring.



First Floor

LANDING: Access to roofspace, built-in robe.

BEDROOM (1): 15' 5" x 9' 7" (4.7m x 2.92m) Range of built-in robes.



BEDROOM (2): 13' 8" x 10' 8" (4.17m x 3.25m) (including ensuite). Laminate wood effect floor, glazed double doors to rear.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, Velux window.



BEDROOM (3): 8' 2" x 7' 11" (2.49m x 2.41m) Laminate wood effect floor.

BEDROOM (4): 9' 5" x 9' 3" (2.87m x 2.82m) Laminate wood effect floor.



BEDROOM (5): 13' 3" x 10' 6" (4.04m x 3.2m) Laminate wood effect floor.

STUDY: 9' 6" x 7' 10" (2.9m x 2.39m) Laminate wood effect floor, skylight.



SHOWER ROOM: White suite comprising vanity sink unit, low flush wc, fully tiled shower cubicle with electric shower, Velux window, storage in eaves.

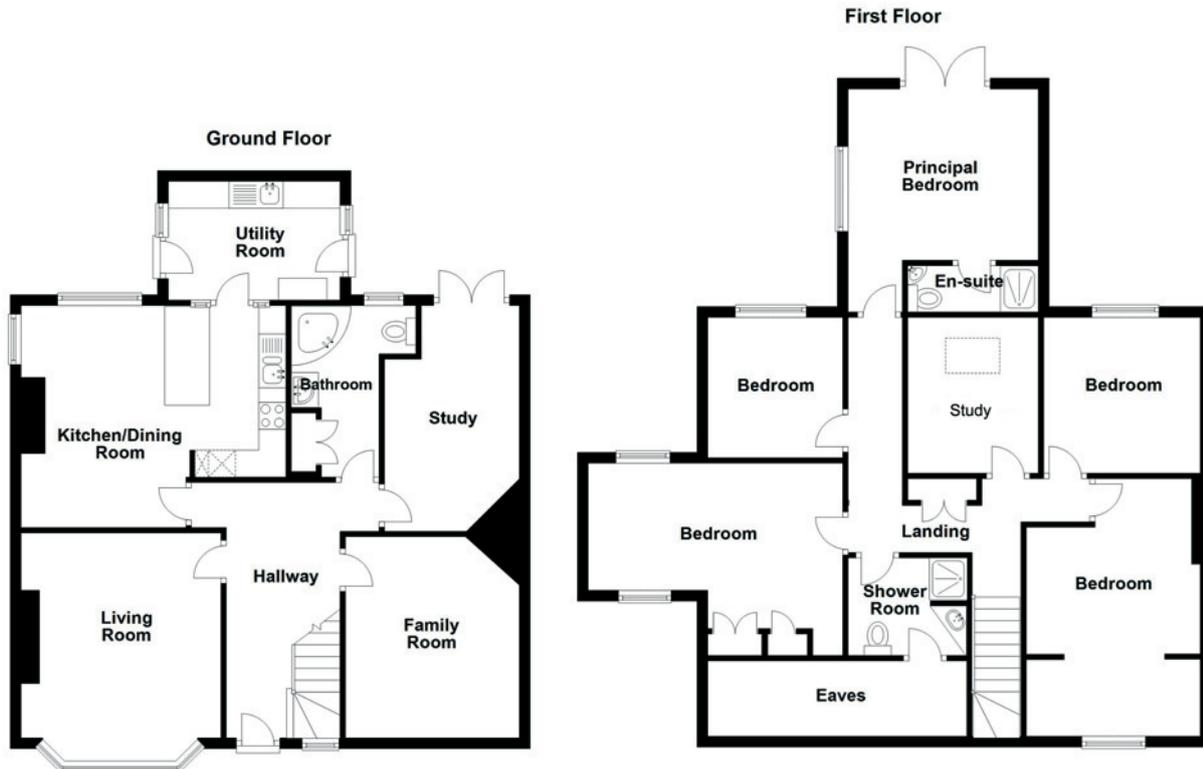


Outside

FRONT: Tiered rockery area with mature shrubs, steps to front door.

REAR: Tiered rear garden in lawn with mature trees and shrubs, timber decking area on top tier with stunning views over the city. Gas fired boiler, outside light and tap.





Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

15 Lancedean Road, Belfast

Location:

From Forestside, travel for a short distance along the Upper Knockbreda Road (A55) then turn right onto Rocky Road. Lancedean is first on the left and No 15 located on right.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

Energy Rating

Epc Type: Domestic

Current: D64

Potential: C74

EPC Landmark Code: 0257-0218-8004-4007-5700

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		74
D 55-68	64	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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