



Set just off the Upper Lisburn Road this beautifully renovated, semi-detached home enjoys excellent convenience to many South Belfast amenities including local shops, cafes, a variety of leading schools local Golf Clubs and transport links to Belfast City Centre.

The property has been finished to an exceptional standard throughout requiring nothing to do but move in and enjoy. The accommodation briefly comprises; bright entrance hall, lounge with feature bay window and wood burning stove, open plan luxury fitted kitchen with integrated appliances, casual living and dining room and double doors to delightful westerly facing garden. There is a convenient utility cupboard, downstairs WC and pull out storage units. Upstairs are three well-proportioned bedrooms and contemporary white bathroom suite.

The property further benefits from gas fired central heating and uPVC double glazed windows, fully re-plumbed, re-wired with high level of insulation enhancing the properties low maintenance appeal and is tastefully decorated throughout.

In an area of high demand, offering modern living, an internal appraisal at your earliest convenience.

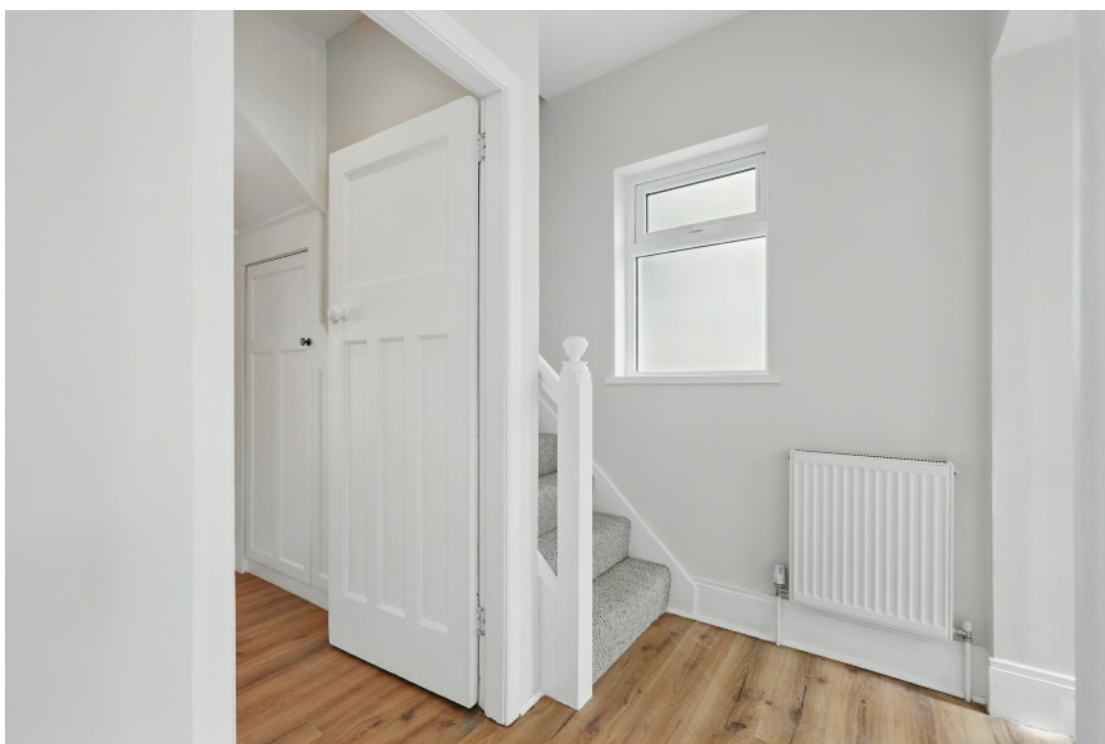
Offers Over  
£299,950

65 Upper Lisburn Road,  
Finaghy,  
BELFAST,  
BT10 0GY

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Viewing by  
appointment  
through agent  
028 9066 3030

- Stunning, Fully Renovated Semi-Detached Home in Prime Residential Location off The Upper Lisburn Road
- Bright Entrance Hall with Feature Floor Tiling
- Lounge with Feature Bay Window and Wood Burning Stove
- Open Plan Luxury Hand Painted Fitted Kitchen with Integrated Appliances and Casual Living and Dining Room
- Utility Cupboard, Downstairs WC and Pull Out Storage Unit
- Three Well Proportioned Bedrooms
- Contemporary White Bathroom Suite
- Gas Heating / Double Glazed Windows/ High level of Insulation Throughout/ Re-wired and Re-plumbed
- Delightful Landscaped Westerly Facing Rear Gardens in Lawns, Large Paved Patio Area
- Driveway Parking and Detached Garage with Inspection Pit
- Convenient to Many Local Amenities Including Shops, Parks, Cafes, Bars, Schools and Public Transport

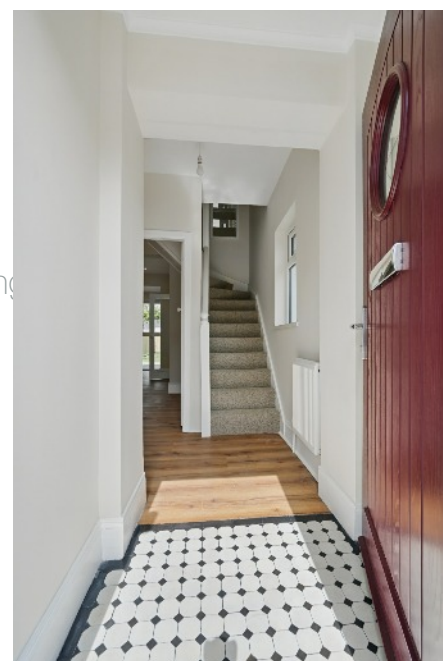


The Property Comprises:

#### Ground Floor

ENTRANCE PORCH: Composite front door, feature original floor tiling

HALLWAY: SPC laminate waterproof flooring.





LIVING ROOM: 12' 4" x 11' 5" (3.76m x 3.48m) Feature bay window, wood burning stove with granite hearth and slate inset, SPC laminate waterproof flooring, ceiling cornicing.



LUXURY KITCHEN: 20' 5" x 13' 3" (6.22m x 4.04m) (at widest) - Luxury fitted kitchen, extensive range of high and low level units, built in bosch oven, induction hob and extractor, integrated fridge freezer and dishwasher, sink with rangemaster mixer tap, quartz work surfaces and splash back, understair storage cupboard and sliding shelves. Open plan to:



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[www.templetonrobinson.com](http://www.templetonrobinson.com)

LIVING/DINING ROOM: SDL laminate waterproof flooring, TV point, recessed lighting, double doors onto enclosed rear garden.



UTILITY ROOM: Plumbed for washing machine, space for tumble dryer, stainless steel sink with mixer tap, gas boiler cupboard, shelved storage, extractor.  
DOWNSTAIRS W.C.: Low flush wc with built in sink unit, chrome heated towel rail.

First Floor

First Floor

LANDING: Carpeted, access to loft.

MODERN BATHROOM: Low flush WC, wash hand basin with vanity unit, bath with overhead pressure shower, chrome heated towel rail, LED mirror, feature wall tiling, SDL laminate waterproof flooring, recessed lighting, extractor.



BEDROOM (1): 11' 4" x 10' 1" (3.45m x 3.07m) Carpeted.



BEDROOM (2): 16' 9" x 7' 8" (5.11m x 2.34m) (at widest) - Carpeted.





BEDROOM (3): 10' 3" x 7' 6" (3.12m x 2.29m) Carpeted.



## Outside

Detached garage with light, power and inspection pit. Driveway parking to the front.

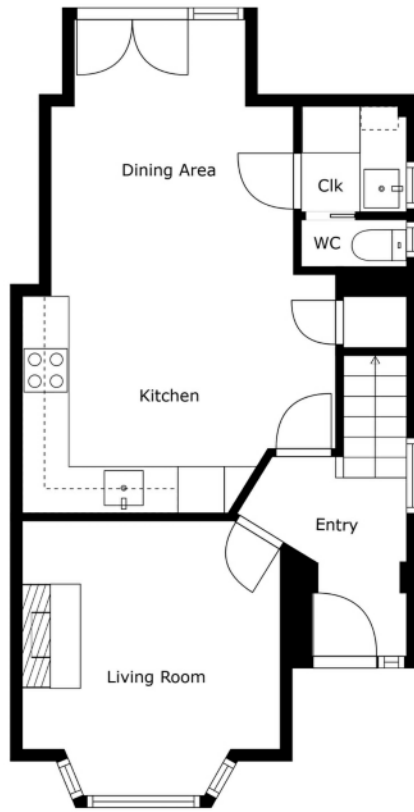
Beautifully landscaped westerly facing rear garden, paved patio area and well maintained lawns.



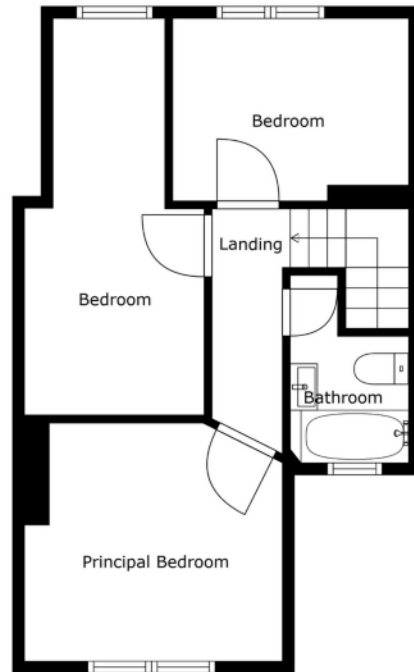


The Floorplan  
For This  
Property Is  
Being Processed





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Leaving Belfast on the Lisburn Road continue over the flyover by the Kings Hall and property is approximately 500m on the right, facing Priory Park.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

Epc Type: Domestic

Current: C69

Potential: C69

EPC Landmark Code: 2565-0568-2828-9227-9263

[Epc Certificate](#)

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

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