



This charming semi detached home occupies an excellent location within this popular residential address only a short walk from an array of shops, restaurants and cafes on the Lisburn Road.

Retaining many fine features, the property offers well proportioned accommodation over two floors including two reception rooms and three excellent sized bedrooms. Externally there is driveway parking and a south facing patio garden to the rear.

Offering excellent potential for any new purchaser to move straight in to this fine home and enjoy.

Offers Over
£369,950

29 Bawnmore Road,
BELFAST,
BT9 6LA

Viewing by
appointment
through agent
028 9066 3030



- Charming Semi-Detached Home in Prime Lisburn Road Location Close to Many Amenities
- Sitting Room and Separate Lounge
- Modern Fitted Kitchen with Range of Integrated Appliances Open Plan to Casual Dining Area
- Utility Room
- Downstairs Shower Room
- Three Excellent Sized Bedrooms
- Large Modern Family Bathroom
- Driveway Parking and South Facing Rear Patio Garden
- Well Presented Throughout and Ideal for an Owner Occupier, Investor or Downsizer

The Property Comprises:

Ground Floor

Hardwood front door with glazed fan light to . . .

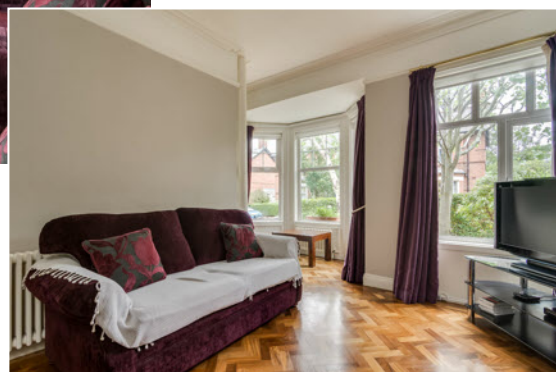
ENTRANCE PORCH: Black and white tiled floor, hardwood front door and feature glazing to . . .

ENTRANCE HALL: Parquet floor, cornice ceiling.

SITTING ROOM: 11' 6" x 11' 0" (3.51m x 3.35m) Fireplace with feature tiled inset and tiled hearth, cornice ceiling, parquet floor.



LOUNGE: 17' 7" x 15' 5" (5.36m x 4.7m) (at widest points). Feature fireplace with tiled inset and tiled hearth, cornice ceiling, ceiling rose, bay window, under stairs storage.



MODERN SHOWER ROOM: White suite comprising low flush wc, fully tiled shower cubicle, vanity unit with stainless steel circular sink, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA: 13' 3" x 10' 9" (4.04m x 3.28m)
Range of high and low level units, work surfaces, 1.5 bowl single drainer sink unit, integrated oven and hob, integrated fridge, integrated dishwasher, stainless steel extractor fan over cooker, part tiled walls, ceramic tiled floor, hardwood door and glazing to rear.



UTILITY ROOM: 7' 2" x 6' 5" (2.18m x 1.96m) Range of high and low level units, work surfaces, 1.5 bowl single drainer sink unit, space for fridge/freezer, plumbed for washing machine, space for tumble dryer, part tiled walls, ceramic tiled floor.

First Floor

LANDING: Access to roofspace, gas boiler in roofspace.

BEDROOM (1): 14' 1" x 11' 1" (4.29m x 3.38m) Cornice ceiling, picture rail.



BEDROOM (2): 11' 2" x 10' 10" (3.4m x 3.3m) Cornice ceiling, picture rail, built-in robe.



BEDROOM (3): 12' 10" x 9' 6" (3.91m x 2.9m) (at widest points).



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, free standing bath with hand shower, part tiled walls, ceramic tiled floor, low voltage spotlights.



Outside

Private and enclosed south facing paved rear patio, raised beds in shrubs and bushes, storage shed.

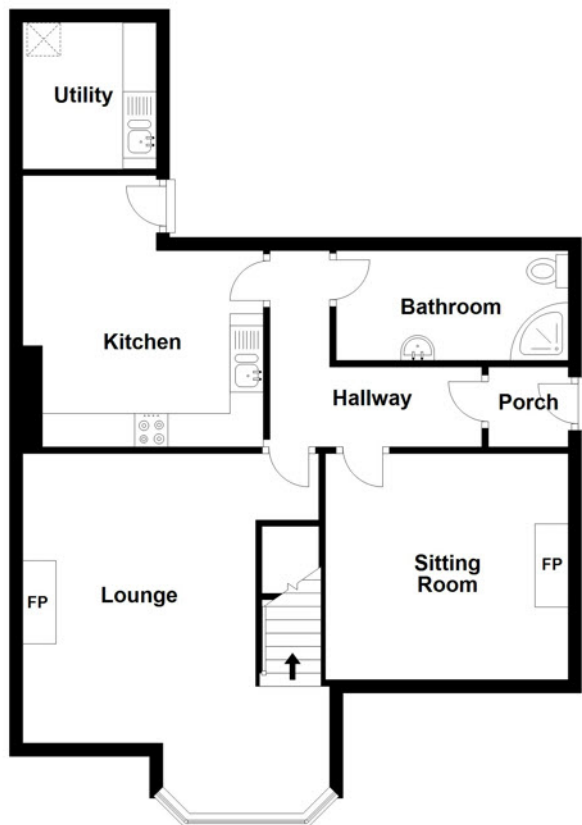


Location:

From the City Centre on the Lisburn Road turn left onto Bawnmore Road just past the Bank of Ireland and the house is on the right hand side.

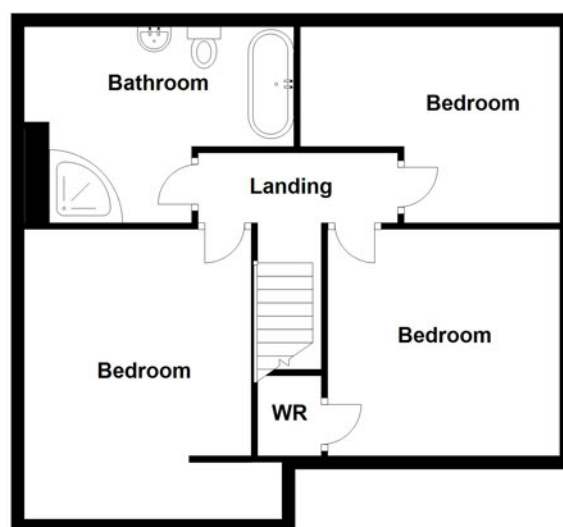
Ground Floor

Approx. 66.1 sq. metres (711.6 sq. feet)



First Floor

Approx. 54.9 sq. metres (591.3 sq. feet)



Total area: approx. 121.0 sq. metres (1302.9 sq. feet)

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

Energy Rating

Epc Type: Domestic

Current: E52

Potential: E53

EPC Landmark Code: 9539-7033-0233-7600-6220

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	52	53
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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