



This charming semi detached home occupies an excellent position in this popular residential address beside an array of shops and cafes on the Lisburn Road.

Retaining many of its original features, the property offers well proportioned accommodation over two floors including lounge, kitchen open plan to dining area and conservatory and three bedrooms. The roofspace lends itself to conversion (subject to obtaining the necessary planning approval). The property is priced to allow for some updating.

Externally there is driveway parking and a south facing patio garden to the rear.

Offers Over  
£265,000

17 Bawnmore Road,  
Malone,  
BELFAST,  
BT9 6LA

---

Viewing by  
appointment  
through agent  
028 9066 3030

- Charming 2 Storey Semi Detached Villa Beside Local Shops & Restaurants
- Lounge with Feature Bay Window
- Fitted Kitchen with Dining Area Open Plan to Conservatory
- Three Good Sized Bedrooms
- Contemporary Bathroom Suite
- Slingsby Type Ladder to Floored Roofspace Ideal for Conversion (Subject to Planning Permission)
- Gas Heating/uPVC Double Glazed Windows
- Driveway Parking
- Front & South Facing Rear Patio Gardens
- Walking Distance of Many Shops, Cafes, Restaurants and Public Transport Links

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Storage cupboard under stairs.

LOUNGE: 16' 6" x 10' 9" (5.03m x 3.28m) (into bay window). uPVC double glazed windows retaining leaded glass insets.



KITCHEN OPEN PLAN TO DINING AREA: 15' 7" x 10' 0" (4.75m x 3.05m) Full range of high and low level units with formica work surfaces and dresser unit, single drainer 1.5 sink unit, plumbed for washing machine, integrated dishwasher. Open fireplace with attractive wooden mantle and cast iron and tiled inset.





Open plan to . . .

CONSERVATORY: 11' 7" x 6' 9" (3.53m x 2.06m) Door to garden.



## First Floor

LANDING: Slingsby type ladder to roofspace with light and power, gas fired boiler.

BEDROOM (1): 14' 2" x 9' 8" (4.32m x 2.95m) Recessed wardrobe.

BEDROOM (2): 10' 2" x 8' 2" (3.1m x 2.49m)

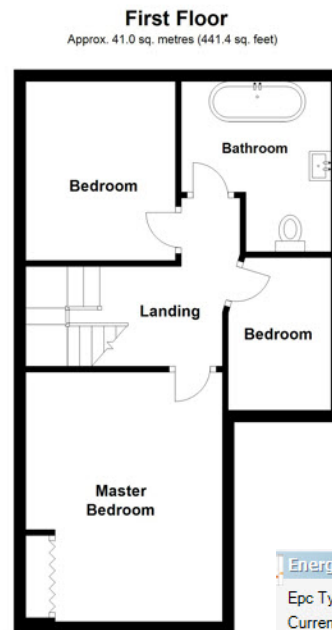
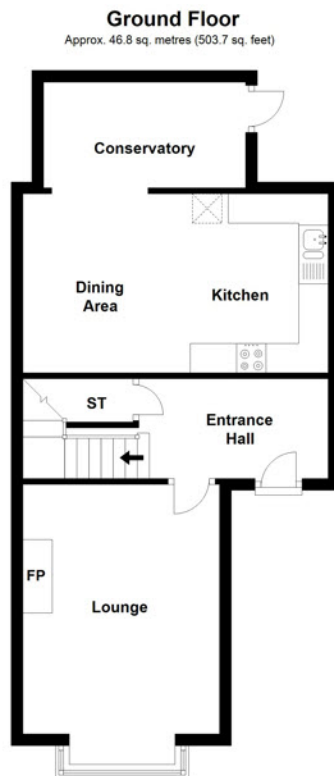
BEDROOM (3): 8' 4" x 5' 6" (2.54m x 1.68m)

CONTEMPORARY BATHROOM: Roll top bath with chrome overhead drencher shower over, wash hand basin, low flush wc, heated towel rail, three quarter tiled walls.



## Outside

Front garden, tarmac driveway and off street parking, enclosed south facing rear patio garden.



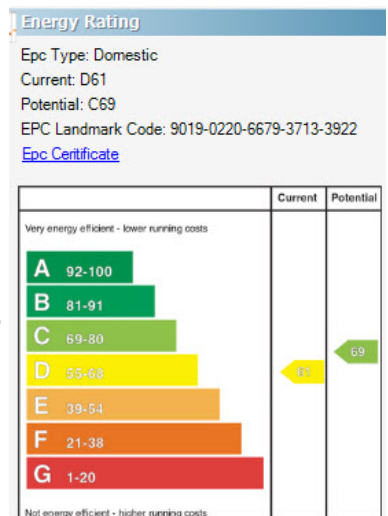
Total area: approx. 87.8 sq. metres (945.0 sq. feet)

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

## Location:

Heading out of Belfast on Lisburn Road, turn left at the Bank of Ireland.

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



With You Every **Step** of the Way



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.