

TEMPLETON  
ROBINSON



This stunning property was originally constructed in 1881 and converted into three apartments approximately 25 years ago. Number 14B is a bright, spacious first floor apartment that will no doubt appeal to a wide range of potential purchasers.

Briefly the property comprises living room, open plan to a casual dining area and fully fitted kitchen, two double bedrooms, both with built in wardrobe's and a contemporary bathroom with white suite. Externally there is a well-maintained communal garden providing an ideal area to relax/entertain.

This apartment has so much to offer providing an excellent opportunity to acquire a fabulous property within a desired location, early viewing is strongly encouraged.

Offers Over  
£159,950

Apt 14B Lisburn Road,  
BELFAST,  
BT9 6AA

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Viewing by  
appointment  
through agent  
028 9066 3030



- Beautifully presented first floor apartment within a highly desirable South Belfast location
- Spacious living room/casual dining area open plan to a fully fitted kitchen
- Two double bedrooms, both with built in robes; Master with feature bay window
- Contemporary bathroom with white suite
- Electric heating, double glazed windows
- Well maintained, communal garden to the rear, ideal area for entertaining
- Within close proximity to Belfast City Centre, City Hospitals, Queens University and within comfortable walking distance to a host of local amenities

The Property Comprises:

## First Floor

LIVING ROOM: 18' 7" x 16' 9" (5.652m x 5.106m) Laminate flooring.



KITCHEN/DINING: 11' 6" x 7' 7" (3.5m x 2.308m) Fitted kitchen with stainless steel sink unit with mixer tap, formica work surfaces, part tiled walls.



BEDROOM (1): 16' 6" x 13' 6" (5.040m x 4.120m) Laminate flooring, built-in wardrobe, feature bay window.



BEDROOM (2): 11' 3" x 9' 7" (3.427m x 2.926m) Laminate flooring, built-in wardrobe.



FAMILY BATHROOM: 7' 5" x 6' 5" (2.251m x 1.967m) Three piece suite comprising wc, wash hand basin, bath with overhead electric shower, hotpress.



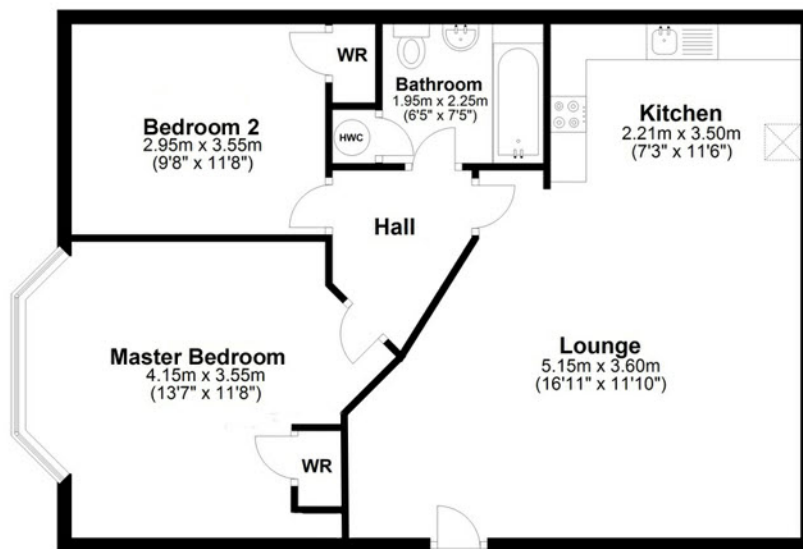




Location:

Main Lisburn Road heading out of town on the right hand side just after Belfast City Hospital entrance.

## First Floor



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

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)

Energy Rating		
Epc Type: Domestic		
Current: D59		
Potential: D61		
EPC Landmark Code: 9481-0523-6400-4678-0906		
<a href="#">Epc Certificate</a>		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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