



Excellent terrace property in prime location off the Lisburn Road in South Belfast with convenient access to the city centre by car, bus and train. The range of exclusive restaurants, pubs, cafes and shops available in the vicinity will have wide ranging appeal.

The accommodation comprises; entrance porch, spacious living and dining area, modern fitted kitchen with extensive range of built-in units and appliances. Upstairs are two well proportioned bedrooms and a stylish bathroom.

In addition the property benefits from uPVC framed double glazed windows and gas fired central heating. Well presented and ready for any new purchasers to move in, early viewing is encouraged. Ideal for owner occupiers or investors.

**Offers Over
£148,500**

49 Moonstone Street,
Lisburn Road,
BELFAST,
BT9 7HL

Viewing by
appointment
through agent
028 9066 3030

- Superb Terrace Property in Prime Location off the Lisburn Road
- Spacious Open Plan Lounge/Dining Area
- Modern Fitted Kitchen
- Two Good Sized Double Bedrooms
- Stylish Modern Bathroom
- Walking Distance of Many Local Amenities on the Lisburn Road
- Gas Fired Central Heating
- uPVC Framed Double Glazed Windows
- Energy Saving Powered Thermostats
- Enclosed Yard to Rear

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE PORCH: Laminate wood effect floor. Hardwood door to . . .

LOUNGE OPEN PLAN TO DINING AREA: 20' 6" x 15' 0" (6.25m x 4.57m) (at widest points).

Laminate wood effect floor, painted fireplace with granite inset and hearth, under stairs storage.





MODERN FITTED KITCHEN: 15' 6" x 6' 0" (4.72m x 1.83m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated Hotpoint hob and oven, stainless steel extractor fan, integrated Indesit washing machine, space for fridge freezer, part tiled walls, laminate wood effect floor, uPVC door with glazing to rear yard.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 12' 1" x 10' 5" (3.68m x 3.18m) (at widest points). Twin built-in robes, gas boiler.



BEDROOM (2): 9' 9" x 7' 6" (2.97m x 2.29m) (at widest points).



BATHROOM: 7' 1" x 6' 7" (2.16m x 2.01m) (at widest points). Modern white bathroom suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower over, heated towel rail, part tiled walls, ceramic tiled floor, part panelled walls.



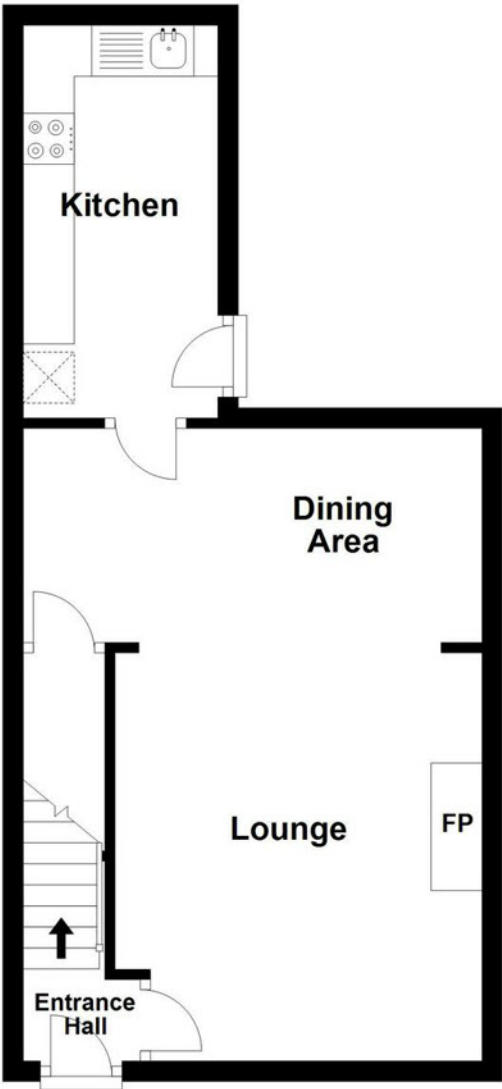
Outside

Enclosed rear yard, outside light.



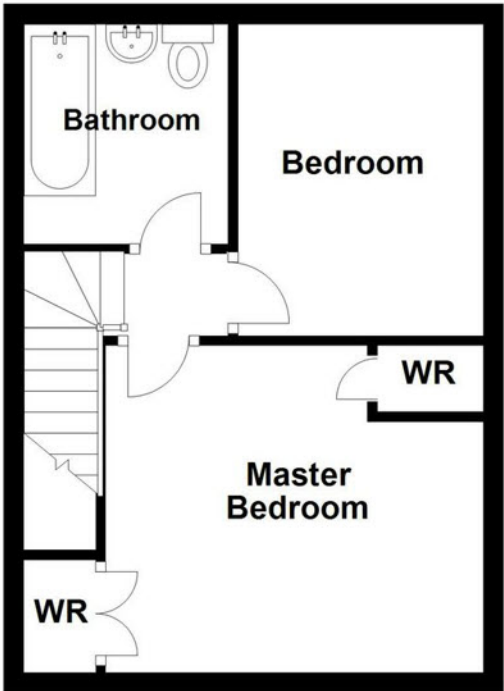
Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



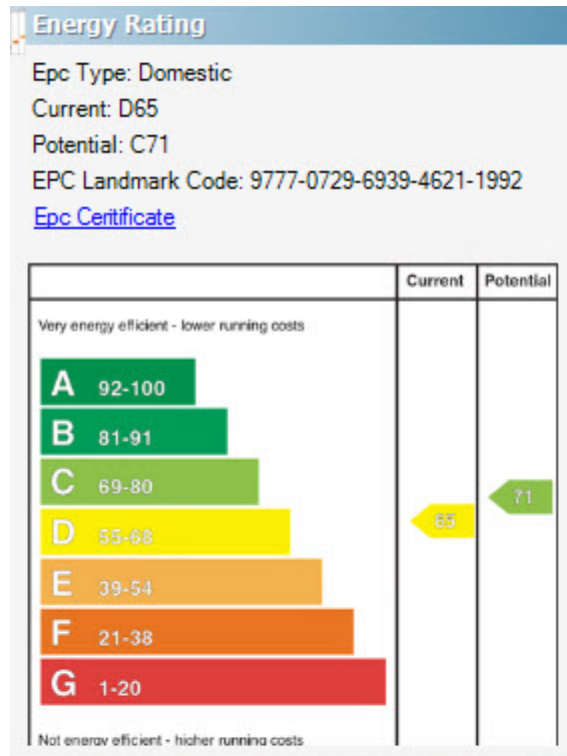
First Floor

Approx. 28.6 sq. metres (307.4 sq. feet)



Total area: approx. 62.8 sq. metres (676.1 sq. feet)

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



Location:

Heading out of Belfast on the Lisburn Road, go past Cranmore Park and turn right into Mowhan Street and Moonstone Street is first on the left.

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

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