



This beautiful detached home offers character and charm and would be ideal for growing family requirements. The property is located in one of the most sought after addresses in South Belfast. There are a host of amenities only a short walk away on the Lisburn Road including; shops, cafes, restaurants and bars, along with leading schools in the area.

Briefly the property comprises; spacious family room with wood burning stove and patio door to rear garden, sitting room/studio, dining room and open plan modern fitted kitchen with breakfast room. There is also a utility room and cloakroom/wc. There are five bedrooms, one with ensuite shower room, a study, and main bathroom.

The property benefits from gas central heating, double glazed window frames, charging point for an electric vehicle and solar panel PV cells on rear roof. There is pebbled car parking to the front, wild gardens are south facing to the rear with a paved sun terrace.

A fine home in a super location, we expect demand to be high.

Offers Over  
£625,000

45 Bawnmore Road,  
Belfast,  
BT9 6LB

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Viewing by  
appointment  
through agent  
028 9066 3030



- Charming Five Bedroom, Detached Residence in Prime South Belfast Location
- Spacious Entrance Hall with Cloakroom wc and Utility Room
- Family Room with Wood Burning Stove, Glazed Doors to the Rear Garden
- Sitting Room / Studio with Attractive Fireplace, Plus Dining Room
- Modern Fitted Kitchen Open Plan to Breakfast Room
- Five Well Proportioned Bedrooms & Study
- Main Bathroom & Ensuite Shower Room
- Gas Fired Heating / Hardwood Double Glazed Windows/Solar PV Cells on Back of Roof in Working Order
- Attached Garage
- Mature 'Wild Gardens', South Facing and Secluded to the Rear
- Walking Distance to the Lisburn Road; Shops, Cafes, Restaurants and Local Schools and Parks



The Property Comprises:  
Ground Floor  
Hardwood front door to . .



ENTRANCE PORCH: Ceramic tiled floor, hardwood door.



Feature glazed with etched panel inner door to . .  
ENTRANCE HALL: Cornice ceiling.



CLOAKROOM\WC: Low flush wc, wash hand basin.

FAMILY ROOM: 23' 8" x 12' 8" (7.21m x 3.86m) (at widest points) Wood burning stove and hearth, sanded and varnished floorboards, stained glass windows. Glazed doors to rear.



SITTING ROOM\STUDIO: 17' 6" x 12' 4" (5.33m x 3.76m) (at widest points) Attractive fireplace with tiled inset and hearth, cornice ceiling, bay window, stained glass window.





DINING ROOM: 10' 9" x 9' 5" (3.28m x 2.87m) (at widest points) Sanded floorboards, stained glass window.



UTILITY ROOM: Old Belfast style sink, plumbed for washing machine, shelving, part tiled walls.  
MODERN FITTED KITCHEN OPEN PLAN TO BREAKFAST ROOM: 19' 6" x 18' 2" (5.94m x 5.54m)  
Range of high and low level units, wood effect work surfaces, single drainer stainless steel sink unit, plumbed for dishwasher, integrated oven and hob, extractor fan over, integrated fridge, space for freezer, part tiled walls, ceramic tiled floor, low voltage spotlights. Door with glazing to rear.



First Floor Return

LANDING: Stained glass window.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, part tiled walls, floorboards, heated towel rail, low flush wc, extractor fan.

BEDROOM (1): 16' 3" x 11' 2" (4.95m x 3.4m) Builtin robe and storage.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, fully tiled walls, tiled floor, heated towel rail, low voltage spotlights, extractor fan.

First Floor

BEDROOM (2): 18' 3" x 12' 7" (5.56m x 3.84m) (at widest points) Builtin shelves and rail, stained glass window, cornice ceiling.

BEDROOM (3): 13' 4" x 12' 9" (4.06m x 3.89m) (at widest points) Cornice ceiling, stained glass window.

BEDROOM (4): 11' 5" x 10' 2" (3.48m x 3.1m) (at widest points) Cornice ceiling.

BEDROOM (5): 12' 9" x 10' 5" (3.89m x 3.18m) (at widest points) Cornice ceiling.





STUDY: 9' 2" x 4' 6" (2.79m x 1.37m) (at widest points) Shelving.



## Outside

Pebbled driveway parking for several cars and front gardens with shrubs and bushes and boundary hedging. Pod point for charging electric car.

Enclosed south facing 'wild' garden with well stocked beds in shrubs, bushes and trees. Paved sun terrace.

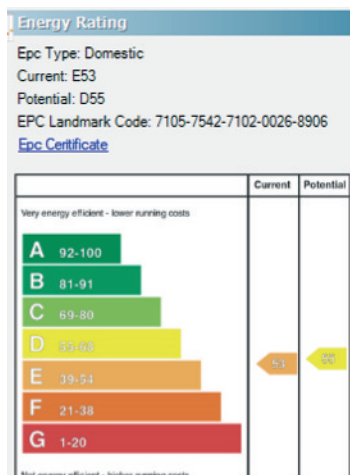
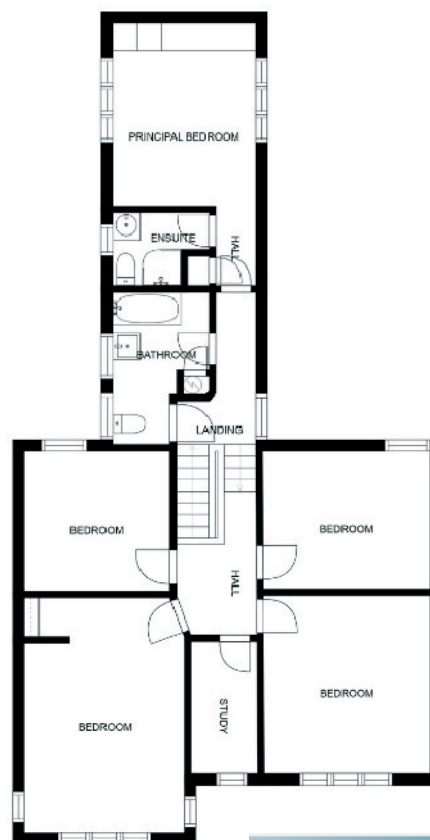
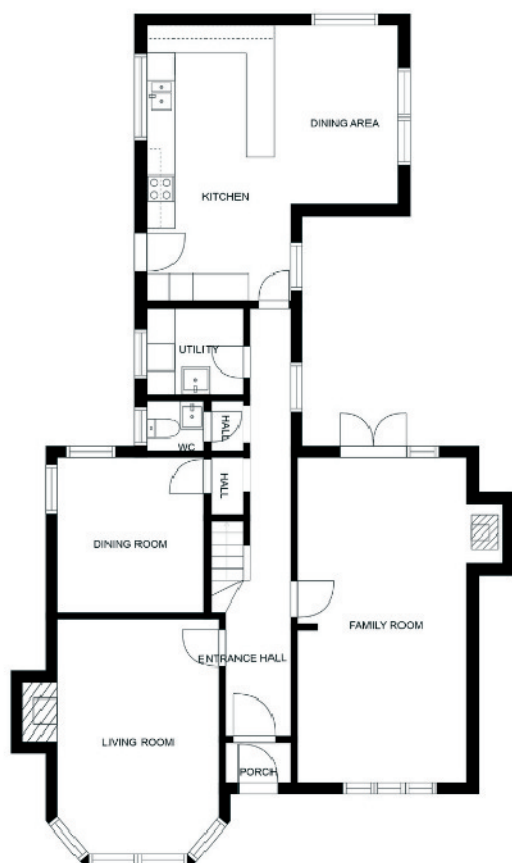
ATTACHED GARAGE 19' 4" x 9' 3" (5.89m x 2.82m) Wooden doors and light.

BOILER HOUSE: Condensing gas boiler.



## Location:

Coming out of the city centre on the Lisburn Road, Bawnmore Road is on the left hand side after the old Bank Of Ireland.



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