



This spacious first floor apartment boasting 3-4 bedrooms spanning approximately 1400 sq ft while it presents an opportunity for modernisation its abundance of potential shines through. The generous floor plan includes a large living room which offers ample space for relaxation and gatherings. The main bathroom has a white suite. The kitchen has a casual dining area and of particular note is the charming rear balcony perfect for outdoor entertaining.

Additional benefits to the property includes an expansive roofspace offering exceptional storage and potential for conversion depending on the usual planning consents.

Situated just a stroll away from the vibrant Lisburn Road beckons with its electric mix of shops, restaurants, boutiques and coffee bars. The convenient proximity ensures every convenience and delight is within easy reach.

The property includes gas fired central heating and double glazed windows and whether you are seeking a canvas for your creative vision or envisaging a comfortable haven with potential, this apartment is your gateway to create a unique living space to suit your lifestyle. We therefore highly recommend viewing at your earliest convenience.

Offers Over
£345,000

Apt 34 Osborne Drive,
Belfast,
BT9 6LH

Viewing by
appointment
through agent
028 9066 3030



- Large 3 or 4 Bedroom First Floor Apartment circa 1400 sq ft
- First Floor Balcony Ideal For Outdoor Entertaining
- Spacious Reception Hall
- Large Living Room
- Fully Fitted Kitchen with Casual Dining Area
- Bathroom with White Suite
- 3 Double Bedrooms
- Main Bathroom with White Suite
- Gas Fired Central Heating / Double Glazed Windows
- Detached Garage
- Requires Some Modernisation but Priced Accordingly
- Within Doorstep Convenience to Lisburn Road with its Shops, Restaurants & Coffee Bars

The Property Comprises:

Ground Floor

Glazed front door and side light to . . .

LARGE BRIGHT RECEPTION HALL: Oak laminate wooden floor.

First Floor

Original hardwood inner door to . . .

LANDING: Laminate wooden floor, built-in cupboard, access to roofspace, additional cupboard with built-in Worcester gas fired boiler.

LIVING/DINING ROOM: 20' 2" x 14' 9" (6.15m x 4.5m) Oak laminate wooden floor, gas fire with marble surround and hearth.



KITCHEN: 14' 2" x 12' 2" (4.32m x 3.71m) Range of high and low level units, laminate work surfaces, space for cooker, single drainer 1.5 bowl stainless steel sink unit with mixer tap, plumbed for washing machine, casual dining area with original terrazzo stone floor, glazed access door to balcony.



BEDROOM (1): 14' 8" x 11' 10" (4.47m x 3.61m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, built-in shower cubicle with Aqua Profile electric shower unit, fully tiled walls, ceramic tiled floor.



BEDROOM (2/SITTING ROOM): 12' 0" x 10' 9" (3.66m x 3.28m) Oak laminate wooden floor, cornice ceiling.



BEDROOM (3): 12' 1" x 10' 4" (3.68m x 3.15m) Built-in walk-in cupboard.



BEDROOM (4): 11' 8" x 10' 6" (3.56m x 3.2m)



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with built-in Triton electric shower unit, airing cupboard, part tiled walls.



LARGE FLOORED ROOFSpace: 21' 4" x 7' 9" (6.5m x 2.36m) With standing room, light and Velux window.

Outside

Balcony with views to the Antrim Hills. Front garden with shrubs.

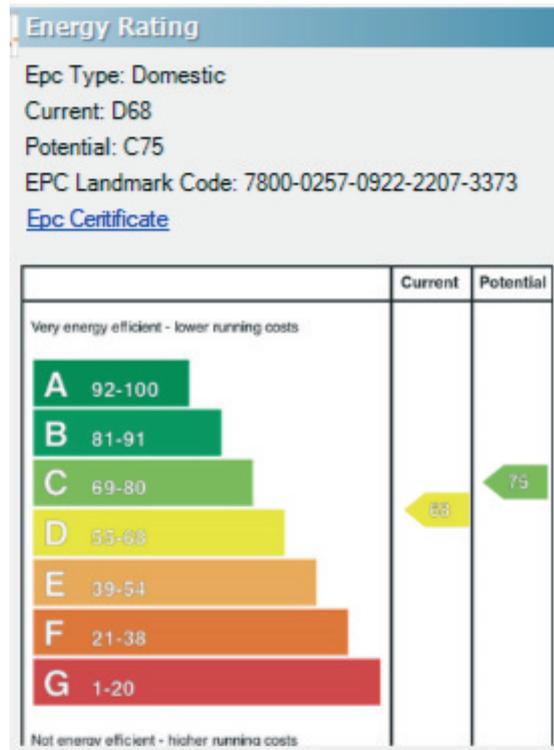
DETACHED GARAGE:



Floor 1

Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

From city centre on Lisburn Road Osborne Drive is the third left after Maven (the old Bank of Ireland building).

- 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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