



We are delighted to bring to the market a well appointed five bedroom detached property located just off the Upper Knockbreda Road in South Belfast. Located on a elevated private site with fantastic views across the whole of Belfast this property has endless potential. Being positioned just off the Outer Ring the property provides ease of access to Forestside Shopping Centre, Belfast city centre and Belfast City Airport for the daily commuter.

Comprising of large open plan living, family room, fitted kitchen and ample dining area, five well appointed bedrooms, bathroom and garage with up and over door. The property further benefits from gas fired central heating and partial double glazing.

With recent property sales in the area attracting great attention we expect this property to gain instant momentum and therefore recommend viewing at your earliest convenience.

Offers Over
£325,000

43 Lancedean Road,
BELFAST,
BT6 9QP

Viewing by
appointment
through agent
028 9066 3030



- Unique detached family home on generous elevated site
- Uninterrupted panoramic views across Belfast to Antrim Hills
- Popular and convenient location close to excellent schools, shopping facilities including Forestside and main arterial routes
- Fully fitted kitchen open to ample living and dining space
- Additional family area with feature stone wall and multi-fuel burning stove
- Five bedrooms
- Family bathroom
- First floor balcony accessed off landing
- Driveway parking leading to garage
- Enclosed private patio garden with uninterrupted views across Belfast
- Gas fired central heating/Partially double glazed throughout

The Property Comprises:

Ground Floor

Hardwood front door. Glazed side light to:

RECEPTION HALL: Wood strip flooring, pine tongue and groove ceiling with spotlighting with minstrel gallery. Built-in cloaks area.

DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity unit with built-in cabinet below. Wood strip floor.

Glazed door to:

FAMILY AREA: 24' 3" x 14' 7" (7.39m x 4.44m) Wood strip floor, pine tongue and groove ceiling. Living area with multi-fuel stove, feature stone wall.



Open to:

DINING AREA: 35' 8" x 12' 0" (10.87m x 3.66m) Wood strip flooring, pine tongue and groove ceiling, dual aspect windows, picture windows with excellent views across Belfast to Antrim Hills and Harland and Wolff cranes. Mature outlook.



KITCHEN: Range of high and low level units, granite work tops, double sink unit, mixer taps, plumbed for washing machine, five ring stainless steel hob with extractor fan and canopy above. Built-in Aga with two rings and ovens. Built-in Bosch oven, wood strip flooring. Open to casual dining area. Beautiful mature outlook. Low voltage spotlights.



Service door to:

GARAGE: 18' 4" x 15' 9" (5.59m x 4.8m) Up and over door, light and power, stainless steel double sink unit with mixer taps. Pedestrian access.

First Floor

LANDING: Spacious study area. Glazed door to balcony.



BEDROOM (1): 14' 1" x 10' 9" (4.29m x 3.28m) Built-in robes. Dual aspect windows with excellent views across Belfast to Antrim hills. Mature outlook to The Glen.



BEDROOM (2): 11' 9" x 11' 1" (3.58m x 3.38m) Solid Canadian maple wooden floor, built-in robe. Excellent views across Belfast to Antrim Hills, Harland and Wolff cranes and outlook to Glen.

BEDROOM (3): 10' 4" x 7' 9" (3.15m x 2.36m) Solid Canadian maple wooden floor. Views across The Glen and Belfast with Antrim Hills beyond. Built-in robe.



BEDROOM (4): 10' 2" x 7' 10" (3.1m x 2.39m) Solid Canadian maple wooden floor, excellent views across Belfast to Antrim Hills. Built-in robe.

STUDY/BED (5): 8' 9" x 7' 3" (2.67m x 2.21m) Hotpress with lagged copper cylinder, built-in furniture including shelving and cupboards.



BATHROOM: White suite comprising low flush wc, bidet, tiled bath, vanity unit with chrome mixer taps, built-in shower with tiled splashback. Semi-solid wooden floor.



Outside

Tarmac driveway with ample parking.

Side garden laid in shrubs and mature plants.

Private enclosed rear patio garden ideal for barbecues and outdoor entertaining. Lawn with flowerbeds laid in loose stones with shrubs. Mature boundary hedging. Outlook to The Glen, excellent views across Belfast to Antrim Hills and Harland and Wolff cranes. Additional lower paved patio area to enjoy evening sun.

PVC fascias and soffit boards.



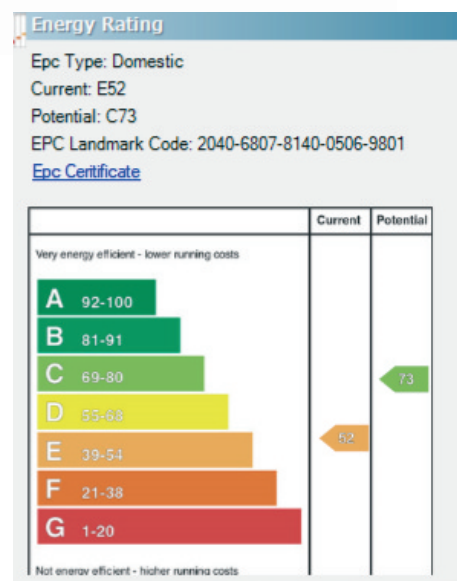


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling along with A55 Upper Knockbreda Road from Forestside towards Ballyhackamore take the second right after junction with Cregagh Road onto Rocky Road. Lancedean Road is then 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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