



## 26 Lancedean Road, Belfast, BT6 9QP

**Asking Price £375,000**

Lancedean Road is situated off Rocky Road, just prior or past the entrance to the Cregagh Road from the Upper Knockbreda Road, the property offers convenience to leading primary and post primary schools, transport links to most parts of the City, Forestside Shopping Centre as well as all the cafes and shops of both the Cregagh and Ormeau Roads. The property itself offers excellent family orientated accommodation comprising, four double bedrooms, three of which benefit from fantastic 180 degree views over Belfast and beyond. On the ground floor there is a large l-shaped lounge / dining, Upvc conservatory and fitted kitchen that all benefit from the exceptional views study/play room and downstairs w/c.

Outside there is a driveway with ample parking leading to an attached garage with utility to the rear and large patio and gardens laid in lawn to the rear.

This home offers fantastic potential for the family hoping to find a home with space and convenience.

- Detached Family Home
- Spacious L-Shaped Lounge / Dining With Access To Upvc Conservatory
- Separate Study/Playroom
- Downstairs W/C & 1st Floor Shower Suite
- Driveway Leading to Attached Garage & Utility Area To Rear
- Four Bedrooms, Three Of Which Have Fantastic Views
- UPvc Conservatory Also Benefitting From The Uninterrupted Views
- Fitted Kitchen
- Gas Heating / Double Glazing
- Large Patio & Garden With Exceptional Views That Capture The Afternoon & Evening Sun

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland			

EU Directive 2002/91/EC

**The accommodation comprises**



Open entrance porch  
Hardwood glass panelled front door with side panels to entrance hall. Laminate flooring. Built in storage.



**Down-stairs w.c**



Marble effect sink unit with mixer taps with hand shower, low flush w.c Part tiled walls. Tiled flooring.

**L-Shaped Lounge/Dining 24'5 x 20'9 (7.44m x 6.32m)**



At widest points.  
Sandstone fire-place housing coal effect gas fire.  
From dining area double doors to pvc conservatory.





**uPVC Conservatory 13'7 x 11'5 (4.14m x 3.48m)**



At widest points. Tiled flooring. Access to patio via double doors. Exceptional uninterrupted views.



**Study / Playroom 9'2 x 7'1 (2.79m x 2.16m)**



**Fitted Kitchen 12'2 x 12'0 (3.71m x 3.66m)**



Full range of high and low level units, wood effect work top, glazed cabinets, built in 4 ring ceramic hob and overhead extractor fan, double oven, plumbed for washing machine. Part tiled walls. Tiled flooring. Spot-lights. Access to inner hallway between house and garage/utility. The kitchen window also provides excellent views.



**Inner Hallway**

Access to garage and utility / storage.

## First Floor



## Bedroom Two 12'4 x 11'1 (3.76m x 3.38m)



## Bedroom One 12'0 x 11'1 (3.66m x 3.38m)



Built in bedroom furniture. Fantastic 180 degree views.

Built in bedroom furniture.  
Fantastic 180 degree views.



## Bedroom Three 11'6 x 11'0 (3.51m x 3.35m)



Fantastic 180 degree views.



**Bedroom Four 11'7 x 10'1 (3.53m x 3.07m)**



**Landing 36'8 x 8'2 (11.18m x 2.49m)**

Access to the roof-space via fold down ladder. Floored for storage with windows in each gable. Superb potential for conversion (subject to statutory approval)

**Outside Front**



at widest points.

**White shower Suite**



Front gardens laid in lawns with range of mature plants and shrubs. Driveway with ample parking leading to attached garage.



White shower suite comprising large corner shower unit chrome shower unit, pedestal wash hand basin, low flush w.c Part tiled walls. Tiled flooring.

**Attached Garage 17'5 x 10'4 (5.31m x 3.15m)**

Up and over door. Light and power.

**Storage / Utility to Rear of Garage 10'0 x 6'2 (3.05m x 1.88m)**

Housing gas boiler. Plumbed for washing machine. Belfast sink unit.

## Outside Rear

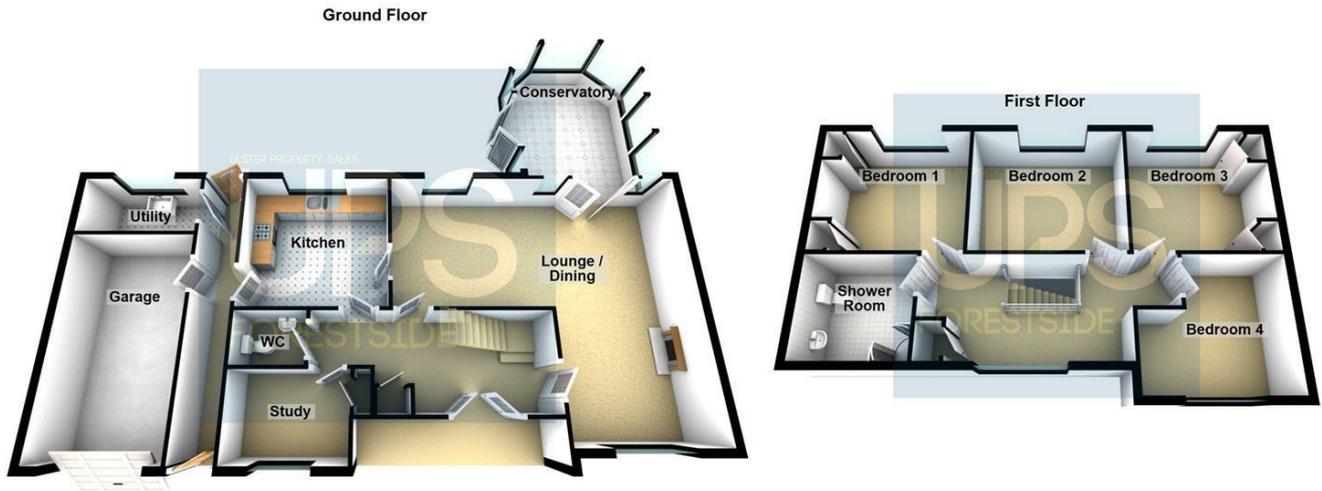


From the conservatory and kitchen access is provided to the large patio area that not only benefits from amazing views over Belfast but captures the afternoon and evening sun.

Large rear garden laid in lawns, bordered by mature shrubbery and timber fencing.

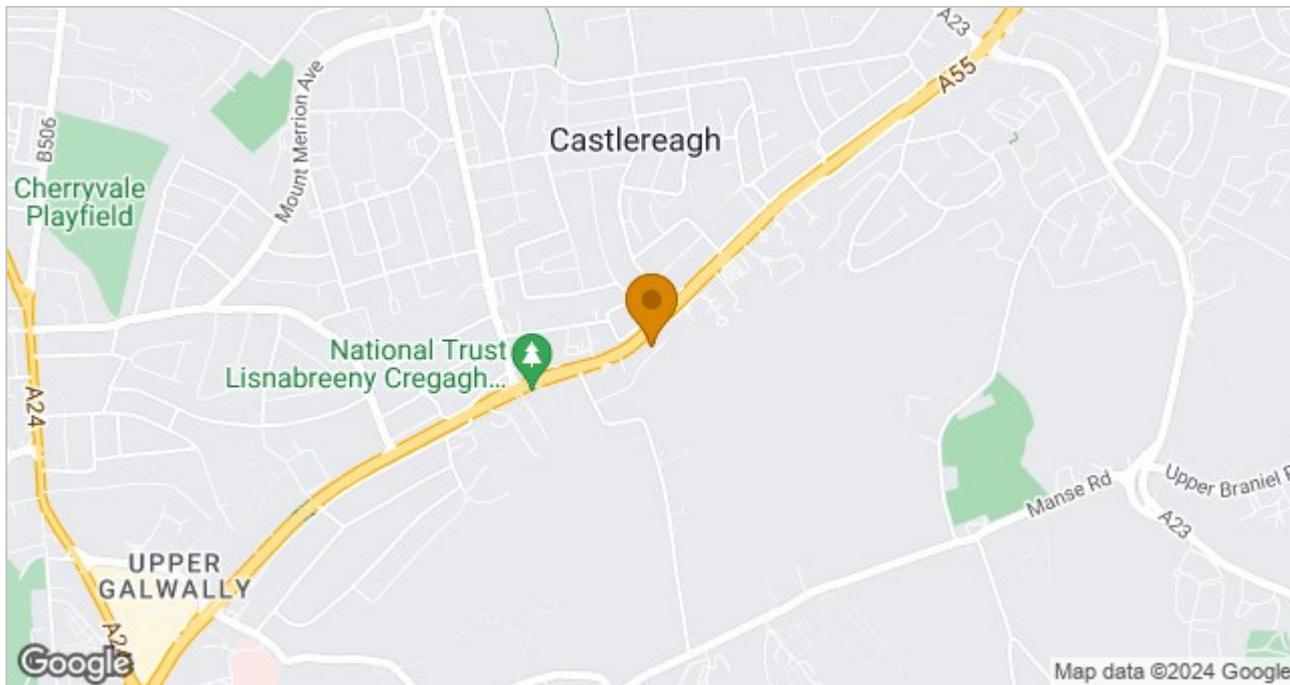


# Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432

**CAVEHILL**  
028 9072 9270

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark