



83 Lansdowne Road , Belfast, BT15 4AB

**Offers In The Region Of
£400,000**

Deceptively Spacious Handsome Period Semi Detached Villa with Rosemary Tiled Roof Situated Within This Highly Regarded Residential Location

A fabulous extended and extensively modernised semi detached residence holding a prime position set within this highly desirable residential location. The generously proportioned and beautifully presented interior comprises 4 bedrooms, one with en-suite shower room plus a second plumbed for an en-suite shower room, 2 plus reception rooms to include extended lounge, integrated newly fitted extended kitchen with peninsula breakfast area and modern white family bathroom. The dwelling further offers uPvc double glazed windows, alarm system, downstairs furnished cloakroom, gas central heating, beam vacuum system, extensive range of built-in bedroom furniture and Pvc fascia and eaves. Private mature gardens with south facing rear combines with the most convenient location to make this the perfect family home which will not disappoint.

Immediate viewing strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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- Handsome Extended period Semi Detached Residence
- Extended Integrated Newly Installed Kitchen
- Gas Central Heating Upvc Double Glazed windows
- Mature gardens South Facing Rear
- Highly Regarded And Much Admired Residential Location
- Deluxe Family Bathroom
- Upvc Double Glazed windows
- 4 Bedrooms 2 Plus Reception Rooms
- Ensuite Shower Room Furnished Cloakroom
- Pvc Facia And Eves

Entrance Hall

Upvc double glazed entrance door, floor to ceiling window, oak wood strip floor, cornice ceiling, under stairs storage, concealed gas boiler.

Furnished Cloakroom

White suite comprising, low flush wc, vanity unit, panelled radiator, wood strip floor.

Through Lounge

26'7" x 10'0" (8.11 x 3.05)

Feature marble fireplace, gas fire, wood strip floor, cornice ceiling, two double panelled radiator.

Dining Area

Wood strip floor, cornice ceiling, panelled radiator.

Extended Lounge

19'3" x 10'5" (5.89 x 3.19)

Recessed lighting, wood strip floor, panelled radiators, patio doors to garden.

Extended Kitchen

19'11" x 8'11" (6.08 x 2.72)

Newly fitted kitchen comprising bowl and a half white sink unit, extensive range of high and low level units, formica worktops with splash back, high level double oven, ceramic hob, splash back, extractor fan, integrated fridge/freezer, twin tall larders, plumbed for washing machine, tumble dryer space, peninsula breakfast bar, recessed lighting, wooden floor, feature radiator Upvc double glazed rear door.

Breakfast Area

Twin Velux rooflights, panelled radiator.

First Floor

Extensive landing, concealed gas boiler, panelled radiator.

Bedroom

10'6" x 9'4" (3.22 x 2.86)

Double panelled radiator, walk-in closet, wash hand basin,

Bedroom

12'9" x 9'9" (3.90 x 2.98)

Panelled radiator.

Bedroom

13'5" x 11'2" (4.11 x 3.42)

Panelled radiator, extensive range of built-in robes, cupboards above, dresser unit.

En-suite Shower Room

Classic white suite comprising shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, ceramic tiled floor, recessed lighting, panelled radiator.

Second Floor

Landing

Bedroom

9'2" x 8'2" (2.80 x 2.50)

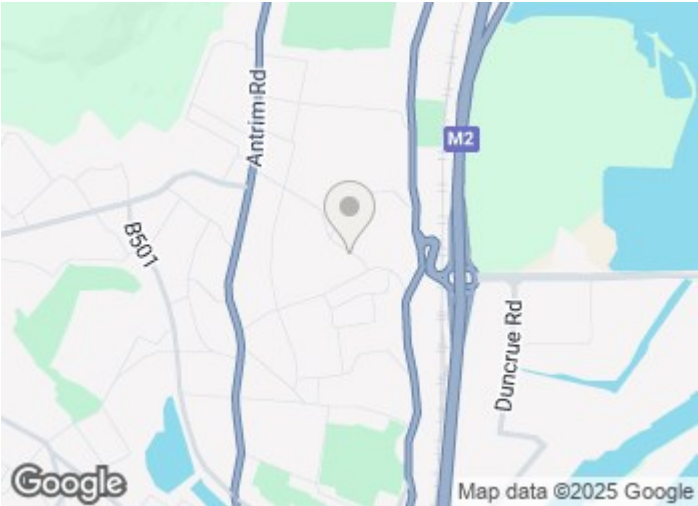
Twin velux rooflights, panelled radiator, extensive range of built in storage.

Bathroom

White suite comprising panelled bath, vanity unit, low flush wc, partly tiled walls, velux rooflight, panelled radiator.

Outside

Gardens front and south facing rear in lawn, shrubs and flowerbeds, stone chip and extensive patio areas outside light and tap, shared driveway carparking bay, Store with beam vacuum plant. .



Directions



Floor Plan

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