



## 23 Lancefield Road, Belfast, BT9 6LL

**Price Guide £375,000**

We are pleased to offer for sale this beautiful terraced property located on the much sought after Lancefield Road, just moments from the Lisburn Road. Immaculately presented the accommodation is spacious throughout, comprising an open plan living and dining room, an excellent kitchen, four good sized bedrooms and modern bathroom suite. While many original features have been restored to a high standard, the property also benefits from the addition of gas fired central heating and PVC double glazing throughout. Outside there is a pleasant south facing courtyard garden with storage room. Within easy walking distance to a host of amenities, retail outlets and leading schools, we strongly encourage viewing.

- Beautifully Presented Terraced Home
- Four Excellent Sized Bedrooms
- Gas Fired Central Heating / PVC Double Glazing
- South Facing Paved Courtyard Garden
- Period Features Throughout
- Spacious Living Room With Wood Burning Stove Open Plan To Dining
- Walking Distance To Shops, Schools, Cafes & Restaurants
- Modern Bathroom Suite With Bath & Walk In Shower
- Ready To Move Into

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	64
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door to entrance porch.

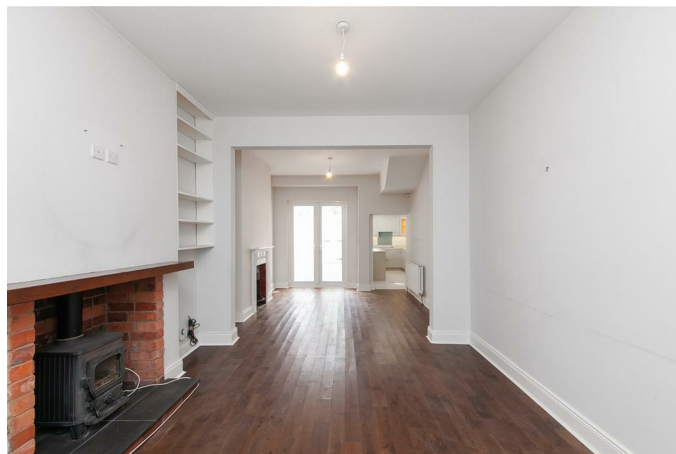
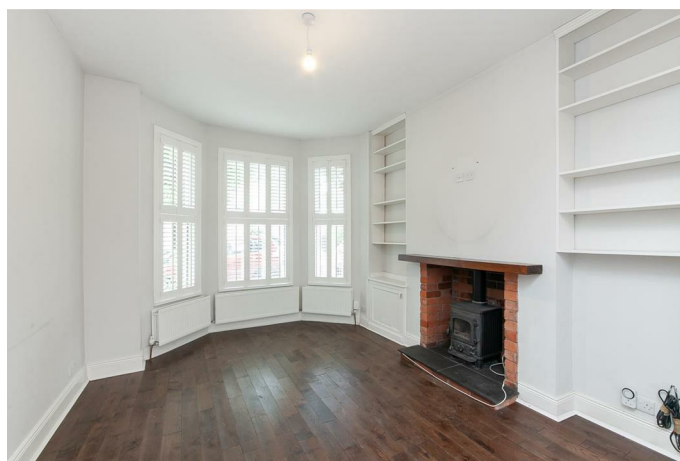
#### RECEPTION HALL

Solid wood floor.

#### OPEN PLAN LIVING / DINING 26'4" x 11'3" (8.03m x 3.43m)



Solid wood floor, bay window, brick fireplace with wood burning stove and tiled hearth to living area. Cast iron fireplace to dining area. Double patio doors to courtyard garden.



#### KITCHEN 14'9" x 6'9" (4.52 x 2.06)



Bespoke solid wood kitchen comprising range of high and low level units, integrated fridge / freezer, integrated wall mounted oven, 4 ring hob, extractor fan, single drainer stainless steel sink unit with mixer tap, pantry cupboard.

### ON THE FIRST FLOOR

**BEDROOM ONE 19'5" x 17'1" (5.94 x 5.23)**



**Solid wood floor, bay window, cast iron fireplace.**

**BEDROOM THREE**



**Solid wood floor, cast iron fireplace.**

**BEDROOM TWO 11'3" x 8'9" (3.43 x 2.67)**



**Cast iron fireplace.**

**BEDROOM FOUR**



**Cast iron fireplace.**

**BATHROOM**



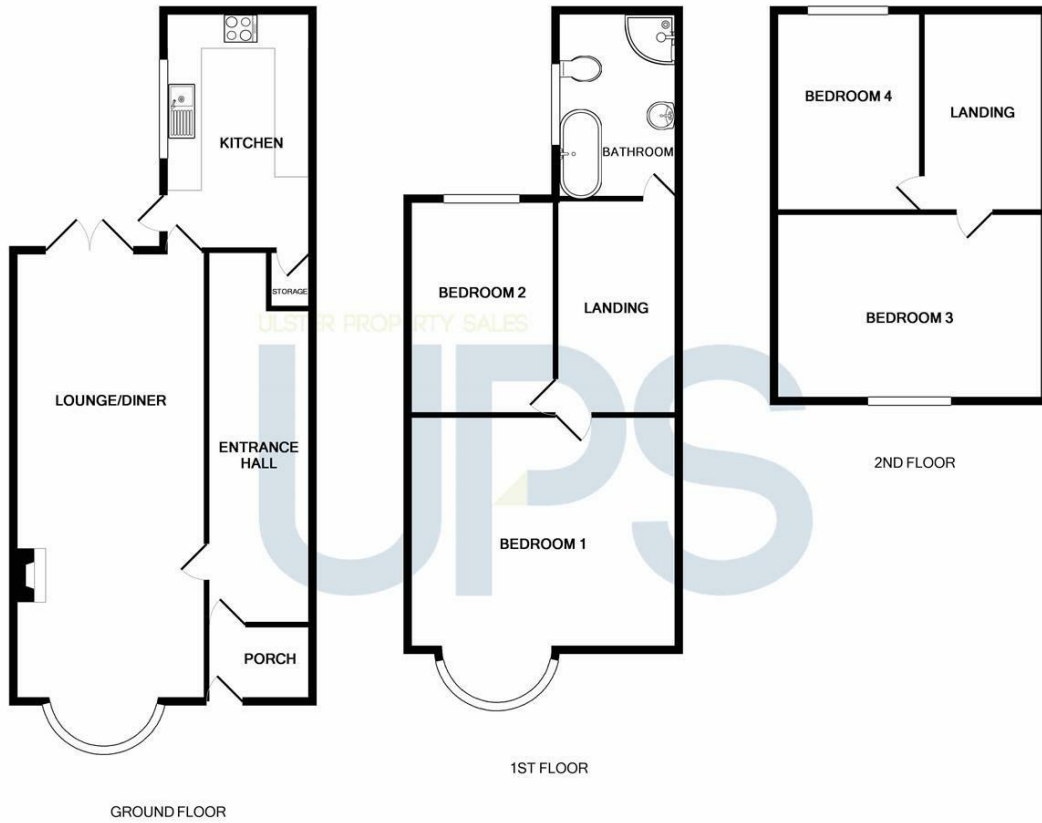
**ON THE SECOND FLOOR**

**OUTSIDE**



**South facing paved courtyard garden to rear, plumbed for washer / dryer.**

## Floor Plan



TOTAL APPROX. FLOOR AREA 1302 SQ.FT. (121.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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