



## 46 Lancefield Road, Belfast, BT9 6LL

**Price Guide £500,000**

Located just moments from the Lisburn Road, this beautiful red brick Victorian semi-detached property is a perfect family home, situated in one of Malone's most popular locations. Full of character and charm, the property has been refurbished to a high standard throughout with many original features retained. The spacious accommodation comprises, on the ground floor, lounge with attractive open fire, living room with multi fuel stove open plan to contemporary fitted kitchen / dining area and luxury shower room. On the first floor there are four excellent bedrooms, beautiful shower room and access to floored roof space. Gas fired central heating and double glazing are further features. Outside the property has an enclosed courtyard style garden to rear and driveway to side providing off street parking. Within easy walking distance to many locals shops, restaurants & excellent transport links we encourage early viewing.

- Beautifully Presented Semi-Detached Home In A Prime Location
- Lounge With Open Fire, Living Room With Multi Fuel Stove
- Stunning Kitchen With Range Of Integrated Appliances Open Plan To Dining Area Ideal For Entertaining
- Ground Floor & First Floor Contemporary Shower Rooms
- Four Excellent Bedrooms
- Enclosed Rear Garden & Driveway Providing Off Street Parking
- Floored Roof Space Which Will Suit Differing Needs
- Modernised Whilst Retaining Many Original Features
- Gas Fired Central Heating / Double Glazed / Smart Heating System
- Walking Distance To The Shops, Restaurants & Cafes Of The Lisburn Road Along With Leading Schools & Transport Links

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E		
(21-38)	F	47	55
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

## THE ACCOMMODATION COMPRISSES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door to entrance porch.

#### HALL



#### LOUNGE 11'1" x 11'1" (3.4 x 3.4)



Solid wood flooring, feature cast iron fireplace with wood surround, shelving, picture rail.

#### LIVING ROOM 15'1" x 10'9" (4.6 x 3.3)



Attractive multi-fuel stove with brick inset. Solid wood flooring. Steps leading to:



#### KITCHEN / DINING 17'4" x 16'0" (5.3 x 4.9)



Extensive range of high and low level units, integrated oven, 4 ring hob, extractor fan, integrated dishwasher, part tiled walls, Velux window, recessed spot lighting, double doors to enclosed rear garden.



### REAR HALL

Utility off which is plumbed for washing machine & tumble dryer.

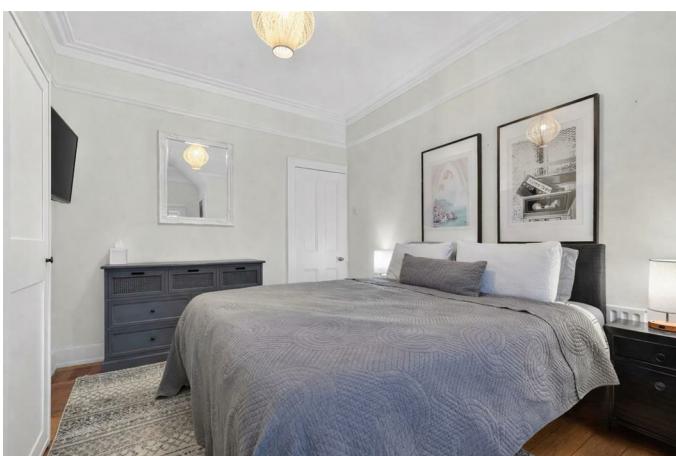
### SHOWER ROOM



Luxury suite comprising walk in shower, low flush W.C, wash hand basin with vanity unit below, part tiled walls, tiled floor & wall mounted radiator.

### ON THE FIRST FLOOR

#### BEDROOM ONE 15'1" x 9'6" (4.6 x 2.9)



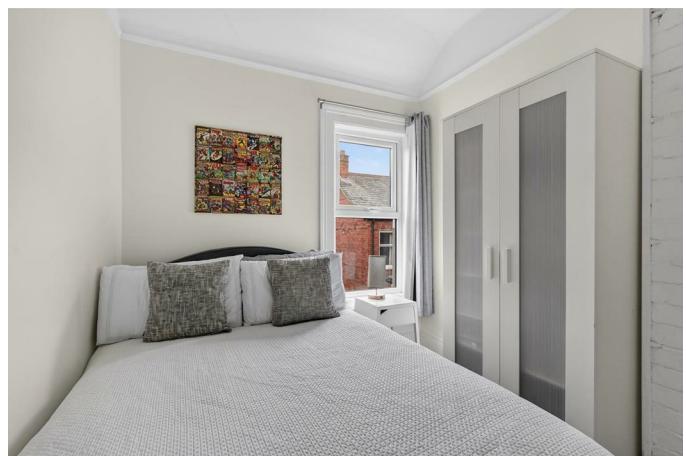
Storage.

#### BEDROOM TWO 10'9" x 10'5" (3.3 x 3.2)



Access to floored roof space via fixed stair case.

#### BEDROOM THREE 9'2" x 7'6" (2.8 x 2.3)



#### BEDROOM FOUR 9'2" x 7'6" (2.8 x 2.3)



## SHOWER ROOM



**Luxury suite comprising walk in shower, low flush W.C, wash hand basin with vanity unit below, part tiled walls, tiled floor & wall mounted radiator.**

**FLOORED ROOF SPACE 23'7" x 7'10" (7.2 x 2.4)**



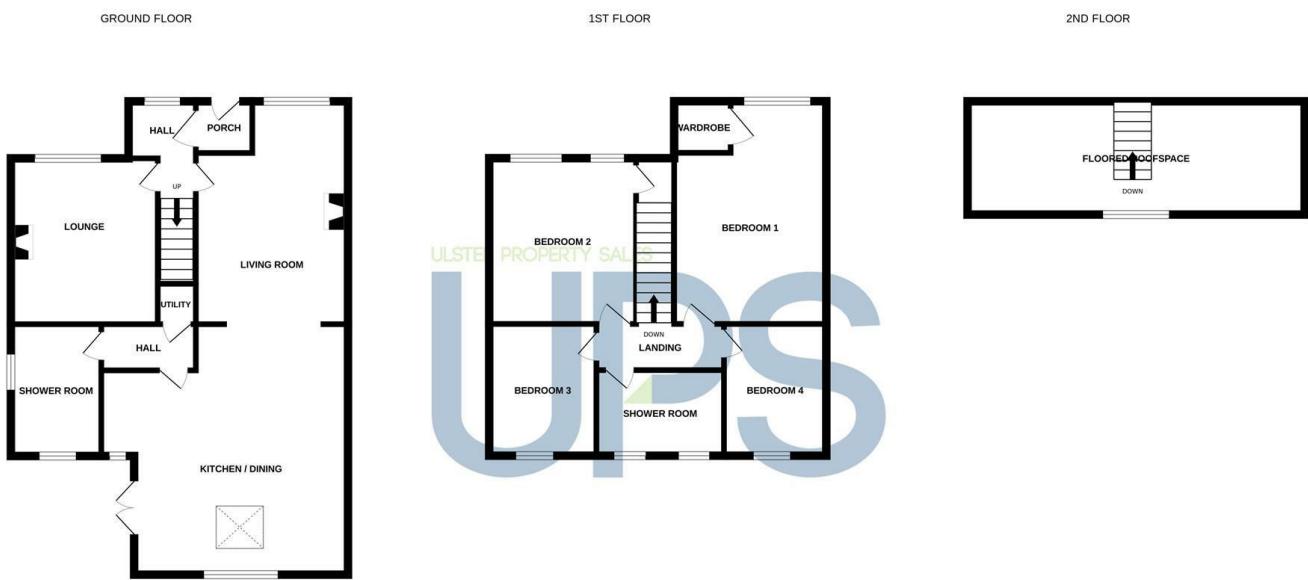
**Wired, plumbed and window.**

## OUTSIDE



**Enclosed patio garden to rear. Driveway providing excellent off street parking.**

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate only. The vendor or lessor does not accept responsibility 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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