



## 14 Lucerne Parade, Belfast, BT9 5FT

**Price Guide £395,000**

Situated in the highly sought-after area of Stranmillis, this beautifully extended three-bedroom home offers spacious, modern living, ideal for a range of potential purchasers. Perfectly positioned within walking distance of Stranmillis village, the property is also close to local cafés, restaurants, parks, and excellent transport links into Belfast City Centre. The home has been thoughtfully extended to create a generous and flexible living space. There is a comfortable front lounge and superb open plan kitchen, living / dining with bi folding doors to pleasant rear garden. Further benefits on the ground floor are an excellent utility / W.C and front & side entrance hall. Upstairs, the property offers three well-proportioned bedrooms, (one with en-suite) and family bathroom suite. Externally, the property benefits from a private rear garden in garden with patio area and off street parking to front. The location is close to beautiful green spaces including Botanic Gardens and the Lagan Towpath, offering excellent opportunities for walking, cycling, and recreation.

- Extended, Beautiful Presented Semi-Detached Home
- Front Lounge
- Three Bedrooms (Master With En-suite)
- Gas Fired Central Heating / PVC Double Glazing
- Off Street Parking To Front
- Open Plan Kitchen / Living / Dining With Bi Folding Doors To Rear Garden
- Utility Room With W.C
- Family Bathroom Suite
- Enclosed Rear Garden In Lawn With Patio Area
- Walking Distance To Lagan Towpath, Stranmillis Village & Leading Schools

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(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  
ON THE GROUND FLOOR**

**ENTRANCE**

Glass panelled PVC front door.

**RECEPTION HALL**



Tiled flooring.

**LOUNGE 11'5" x 9'10" (3.5 x 3.0)**



**KITCHEN / LIVING / DINING 19'8" x 14'5" (6.0 x 4.4)**



Contemporary range of high and low level

units, wall mounted double oven, gas hob, extractor fan, granite work surfaces, breakfast bar, part tiled walls, recessed lighting. Bi folding doors to rear garden.



### UTILITY / W.C 9'10" x 5'6" (3.0 x 1.7)



Range of high and low level units, plumbed for washing machine and tumble dryer, single drainer stainless steel sink unit with mixer tap, low flush W.C, recessed spot lighting.

**ON THE FIRST FLOOR**

### BEDROOM ONE 12'5" x 7'6" (3.8 x 2.3)



### ENSUITE



Low flush W.C, wash hand basin with vanity unit below, enclosed shower.

### BEDROOM TWO 9'6" x 9'2" (2.9 x 2.8)



### BEDROOM THREE 9'10" x 8'6" (3.0 x 2.6)



### BATHROOM



White suite comprising panel bath with electric shower over, wash hand basin, low flush W.C, fully tiled walls, tiled floor.

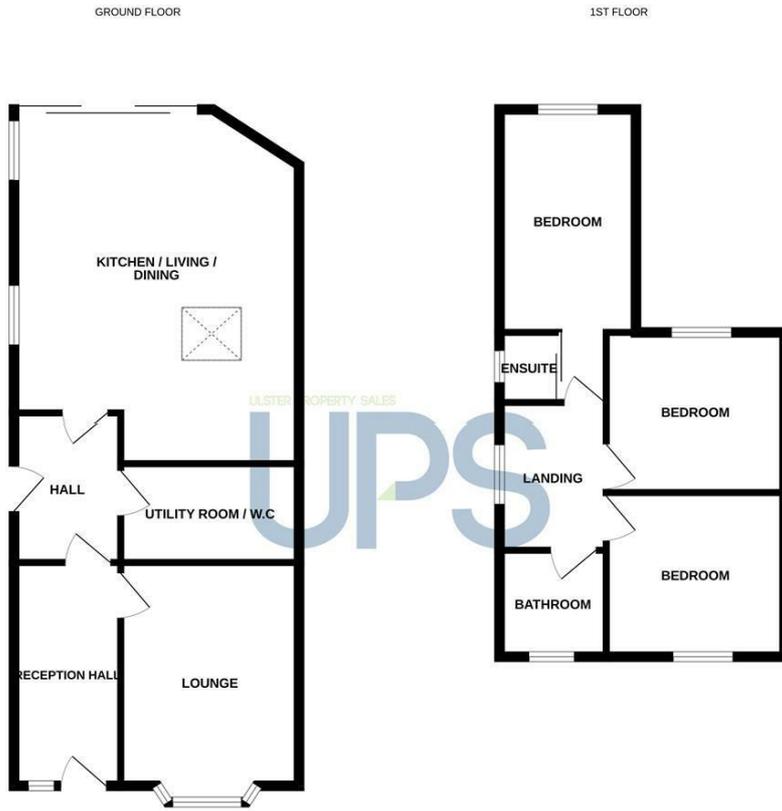
## OUTSIDE



Spacious rear garden in lawn with patio area. Driveway to front providing off street parking.

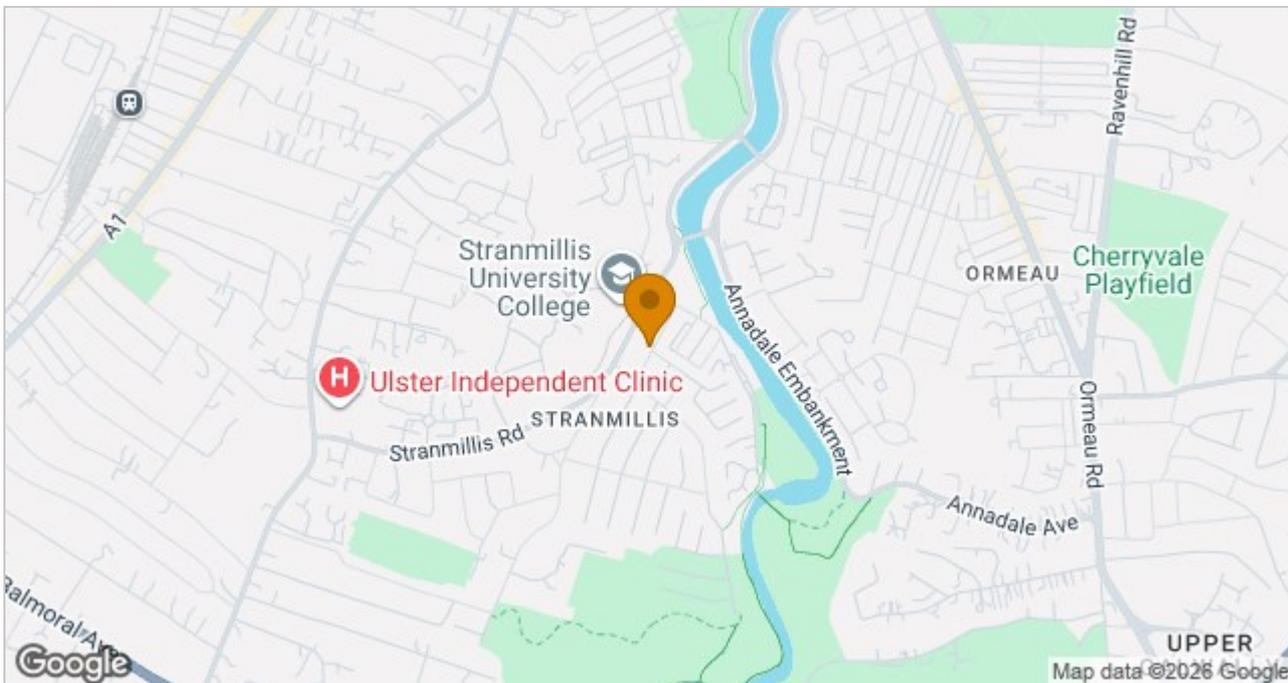


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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. Made with Metropix (2020)

# 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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