



17 Lancedean Road, Upper Knockbreda Road, Belfast, BT6 9QP

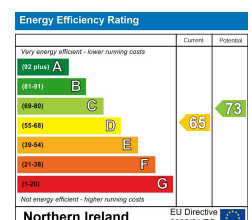
Asking Price £239,950

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 comprises three bedrooms, one reception room and fitted kitchen and shower suite on first floor and also benefits from a gas heating system and double glazing.

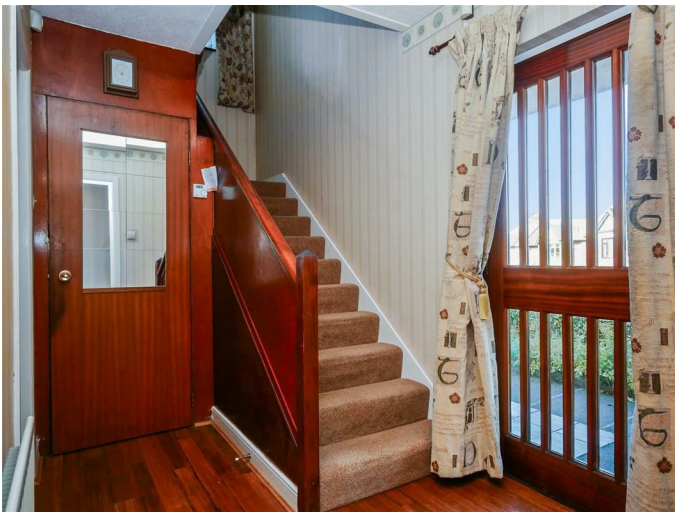
Outside there is a driveway leading to the attached garage and pathway around the right hand side of the property. There is a steep overgrown garden area to the rear and side, with the side offering great potential to create a patio area that would capture the evening sun.

- Linked - Detached Home With Views Over Belfast
- One Reception Room
- Shower Suite
- Double Glazing
- Attached Garage
- Three Bedrooms
- Fitted Kitchen
- Gas Heating
- Driveway To Front
- Sloped Area to Side & Rear





The Accommodation Comprises



Glass panelled front door to entrance hall, laminate flooring. Understairs storage, housing gas boiler.

Lounge 17'4 x 15'9 (5.28m x 4.80m)



At widest points.
Marble tiled fire place with wooden surround housing coal effect gas fire.

Fitted Kitchen 10'0 x 9'7 (3.05m x 2.92m)



Range of high and low level built-in units, built-in 5 ring Smeg hob and under oven, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, part tiled walls, tiled floor.

First Floor

Bedroom One 11'3 x 8'9 (3.43m x 2.67m)



Bedroom Two 11'0 x 8'0 (3.35m x 2.44m)



Bedroom Three 11'5 x 7'7 (3.48m x 2.31m)



Coloured Shower Suite



Comprising corner shower cubicle with chrome power shower unit with drench head and hand shower attachment, pedestal wash hand basin, low flush w/c, part tiled walls.

Landing

Access to hot press, built-in storage.
Access to roof space via fold down ladder.

Outside

Front gardens laid in lawns / additional area to side.
Driveway to the front leading to attached garage.

Attached Garage 16'7 x 10'2 (5.05m x 3.10m)

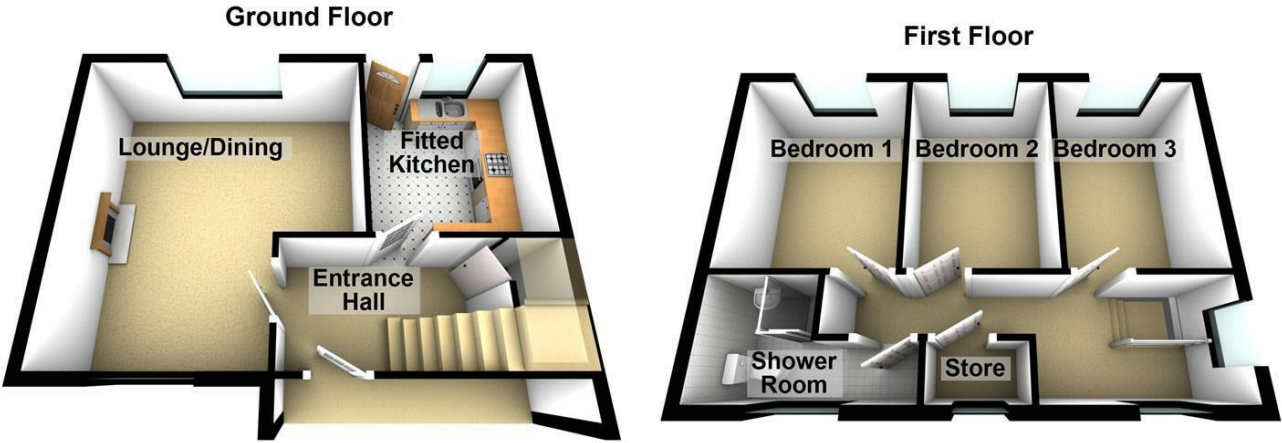
Roller door light & power.

Outside Rear

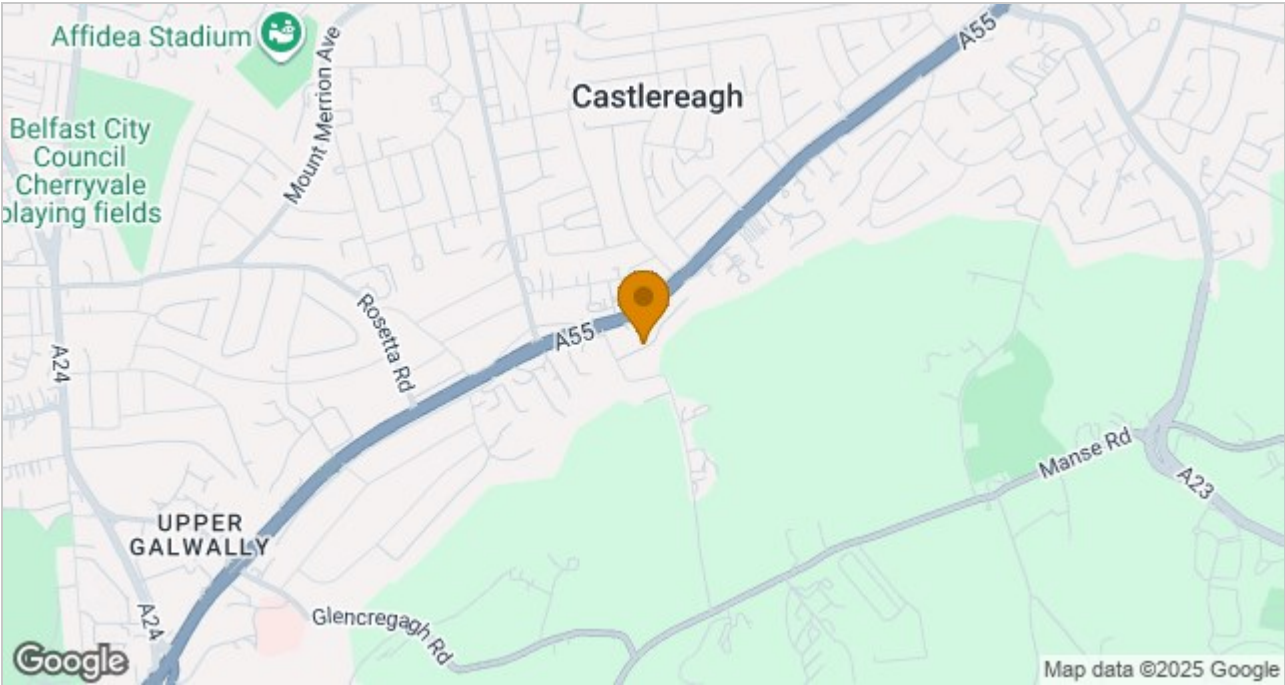


The area to the rear is a steep slope up that is currently overgrown. There is also an area to the side that could potentially be easier to add a patio and this area would capture the afternoon / evening sun

Floor Plan



Area Map



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