

49 Lansdowne Road , Belfast, BT15 4AA

Offers Over £399,950

Handsome Period Semi Detached Residence Presented To The Highest Standard Situated Within This Highly Regarded Residential Location.

A fabulous extended, extensively modernised semi detached residence holding a prime position situated within this highly desirable residential location. The generously proportioned and immaculately presented interior comprises 4 bedrooms, principal bedroom with en-suite shower room, 2 plus reception rooms, integrated luxury fitted extended kitchen with informal dining and deluxe fully tiled white family bathroom. The dwelling further offers uPvc double glazed windows, with feature leaded light detail, gas central heating, utility room and garage with furnished cloakroom suitable for to a wide variety of uses. Private mature landscaped gardens with south facing rear to include superb summer house, feature raised decking and patio areas, combines with ample carparking to front creates the perfect family home which will not disappoint on viewing viewing - Early inspection is 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 | | 60 | 67 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

49 Lansdowne Road

, Belfast, BT15 4AA



- Stunning Period Semi Detached Residence
- Extended Luxury Integrated Kitchen
- Garden Room to Include Utily and Furnished Cloakroom
- Most Sought After Residential Location
- 4 Bedrooms/Principal with Ensuite Shower Room
- Deluxe White Family Bathroom
- Storage Workshop Ample Car Parking
- 2 Plus Reception Rooms
- Gas Central Heating/ Upvc Double Glazed windows
- Mature South Facing Rear Landscaped Garden

Entrance Hall

Hardwood entrance door with leaded light, leaded light window, ceramic tiled floor, picture rail, cornice ceiling, under stairs storage, panelled radiator.

Lounge into Bay

15'8" x 13'2" (4.79 x 4.02)

Attractive period fireplace, exposed timber floor, picture rail, cornice ceiling, double panelled radiator.

Kitchen

19'1" x 18'9" (5.82 x 5.74)

Composite single drainer sink unit, extensive range of high and low level units, wood block worktops, high level oven, 5 ring gas hob, ceramic tiled backsplash, integrated extractor fan, American fridge/freezer space, tall larder, shelving, integrated dish washer, free standing peninsula breakfast bar, recessed lighting, ceramic tiled floor, double panelled radiator.

Dining Area

Ceramic tiled floor, uPvc double glazed double doors to rear.

Open Plan

Living Room

12'4" x 12'2" (3.76 x 3.73)

Wood laminate floor, attractive period cast iron fireplace, original glass display unit, double panelled radiator.

First Floor

Landing, leaded light window, exposed timber flooring, panelled radiator.

Principal Bedroom into Bay

16'0" x 10'9" (4.88 x 3.30)

Built-in storage, exposed timber floor, double panelled radiator.

En-suite Shower Room

Fully tiled deluxe white suite comprising walk-in shower, thermostatically controlled drench style shower unit, telephone handset shower, vanity unit, low flush wc, ceramic tiled floor, extractor fan, feature radiator.

Bathroom

Deluxe fully tiled white suite comprising modern panelled bath, walk-in shower, electric telephone handset shower, vanity unit, low flush wc, tiled walls, extractor, high out put radiator.

Bedroom

11'3" x 10'5" (3.45 x 3.18)

Wooden flooring, built-in storage, double panelled radiator.

Bedroom

9'7" x 8'9" (2.93 x 2.67)

Wood laminate floor, double panelled radiator.

Second Floor

Landing.

Bedroom

15'11" x 11'3" (4.86 x 3.43)

Velux roof light, under eaves storage, wood laminate floor, double panelled radiator.

Garage

10'1" x 10'10" (3.08 x 3.32)

Upvc patio doors, wood laminate floor, recessed lighting, double panelled radiator.

Utility Room

Range of high and low level units, formica worktop, plumbed for washing machine and tumble dryer space, Upvc double glazed rear door.

Furnished Cloakroom

White suite comprising, low flush wc, pedestal wash hand basin, ceramic tiled floor.

Outside

Hard landscaped front garden ample car parking with driveway mature hedging and flower beds. South facing rear garden in shrubs and raised flowerbeds feature patio area's, children's tree house, summer house, raised timber deck with covered seated area and storage, outside light and tap.

Storage Unit

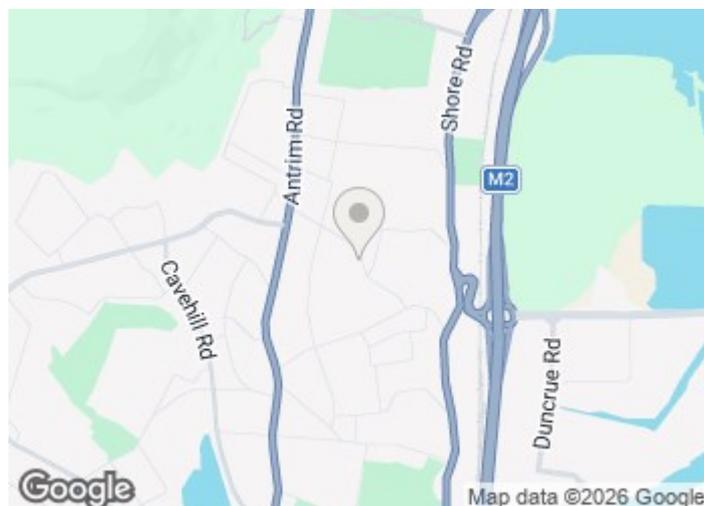
10'10" x 5'0" (3.31 x 1.53)

Single drainer stainless steel sink unit, ceramic tiled floor.

Workshop

11'3" x 6'5" (3.43 x 1.98)

Recessed lighting

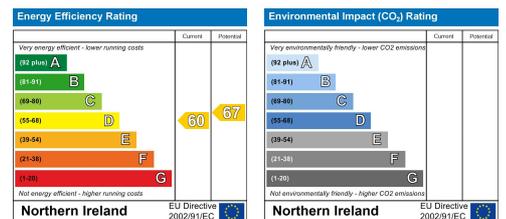


Directions



Floor Plan

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