



This spacious semi-detached property occupies a prime position in one of South Belfast's most sought-after locations, close to local shops, public transport, Stranmillis Primary School, and the Lagan Towpath.

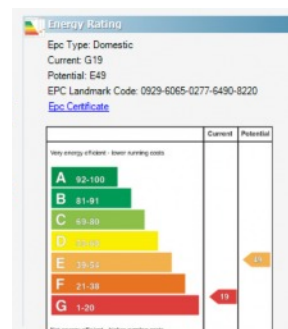
Internally, the property offers excellent potential for those looking to add their own personal touch. A welcoming hallway leads to a generous reception room, with a separate downstairs office providing versatile living or working space. The fitted kitchen overlooks the large lawned garden, creating a bright and practical space for family life. Upstairs, there are three well-proportioned bedrooms.

Externally, the property features a large, privately enclosed rear garden with a lawn area and shed storage, as well as driveway parking to the front. Properties in this area are highly sought after, so early viewing is strongly recommended.

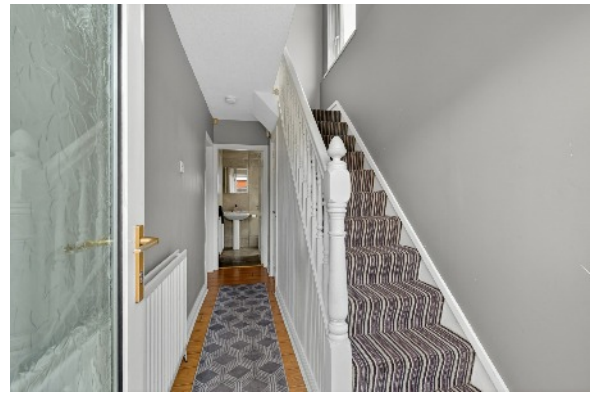
Offers Over  
£325,000

25 Lucerne Parade,  
Stranmillis,  
BELFAST,  
BT9 5FT

Viewing by  
appointment  
through agent  
028 9066 3030



- Spacious Semi-Detached property in a highly sought after location in South Belfast
- Entrance Hall with under stairs storage
- Spacious living room with feature fireplace
- Downstairs home office
- Fully fitted kitchen with outlook to rear garden
- 3 well proportioned double bedrooms
- Gas fired central heating/Double Glazing throughout
- Enclosed rear garden; Driveway parking to the front
- Early viewing is highly recommended



The Property Comprises:

### Ground Floor

uPVC double glazed front door and side light to:

RECEPTION HALL: Ceramic tiled floor. Storage under stairs.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, shower cubicle with Mira Sprint electric shower unit, fully tiled walls, ceramic tiled floor, extractor fan.

LIVING ROOM: 26' 5" x 9' 9" (8.05m x 2.97m) (Measurements into square bay). Ceramic tiled floor. Timber surround fireplace with tiled inset and hearth, open fire, cornice ceiling.

STUDY: 8' 10" x 7' 3" (2.69m x 2.21m) Ceramic tiled floor, outlook to rear garden.

KITCHEN: 17' 3" x 7' 4" (5.26m x 2.24m) Range of high and low level units, laminate work surfaces, four ring ceramic hob with extractor fan above. Integrated high level double oven, stainless steel single drainer sink and a half sink unit with mixer tap, plumbed for washing machine, ceramic tiled floor, part tiled walls, outlook to rear garden. Breakfast bar with laminate work surfaces, glazed access door to garden.



## First Floor

BEDROOM (1): 12' 5" x 9' 4" (3.78m x 2.84m)

Laminate wooden floor. Built-in cupboards.

Concealed Ideal gas fired boiler.

BEDROOM (2): 10' 3" x 9' 0" (3.12m x 2.74m)

Laminate wooden floor. Built-in cupboard.

BEDROOM (3): 15' 6" x 7' 5" (4.72m x 2.26m)

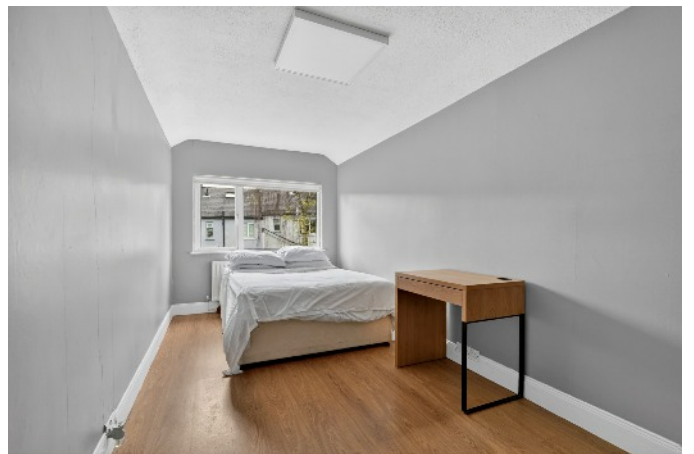
Laminate wooden floor. Built-in wardrobe.

SEPARATE WC: White suite comprising low flush wc, vanity unit with tiled surfaces, part tiled walls.

## Outside

Enclosed south-easterly facing rear garden to get afternoon sunshine, laid in lawns with boundary hedging, water tap.

Outbuilding with excellent storage.



Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

Location:

From Stranmillis roundabout take Lockview Road and Lucerne Parade is the first turn on the right.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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