



Occupying a generous, corner site in this highly regarded cul-de-sac off Belfast's Outer Ring, this attractive bungalow offers many different avenues of potential.

Commanding excellent views across the city skyline, the layout also offers considerable versatility. There is currently the option of either two or three bedrooms but there is plenty of room to extend, or even replace (subject to necessary consents).

Although now requiring modernisation, the sale has been priced to reflect the work a purchaser is likely to undertake.

Close to excellent local schools, amenities and public transport routes, the location is very convenient and the city centre is only three miles away.

Early viewing is strongly recommended.

Offers Over
£235,000

1 Lancedean Road,
off Rocky Road,
BELFAST,
BT6 9QP

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive detached bungalow in superb location
- Generous, corner site with great potential
- Option of two or three bedrooms
- Living room with bay window, superb views
- Additional family/dining room/3rd bedroom
- Kitchen
- Bathroom with coloured suite
- Oil fired central heating
- Semi-detached garage
- Off-street, driveway parking
- Gardens to front, side and rear
- Priced to allow for modernisation
- No onward chain
- Close to Forestside, schools, amenities and parks



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Front door with glazed insets.

RECEPTION HALL: Cornice ceiling, picture rail.

LIVING ROOM: 13' 9" x 12' 0" (4.19m x 3.67m) (into bay and at widest points). Superb views across city skyline to Cavehill. Decorative fireplace with wood surround. Cornice ceiling, picture rail.

FAMILY/DINING: 13' 9" x 11' 10" (4.18m x 3.60m) (into bay and at widest points). Superb views across city skyline to Cavehill. Cornice ceiling, picture rail.

BEDROOM (1): 12' 2" x 9' 3" (3.72m x 2.82m) (into rear bay). Excellent range of built-in furniture including robes, cupboards, inset mirror.



BATHROOM: Coloured suite comprising panelled bath, low flush wc, pedestal wash hand basin, part tiled walls, shelved hotpress.

BEDROOM (2): 10' 5" x 8' 11" (3.18m x 2.71m) (at widest points). Built-in robes with cupboard. Tiled fireplace (not tested). Picture rail.

KITCHEN: 13' 10" x 7' 11" (4.22m x 2.41m) (Narrowing to 1.94m). Range of high and low level units, single drainer stainless steel sink unit, cooker with double oven, plumbed for washing machine. Back door to garden.

Outside

CORNER SITE

FRONT GARDEN: Driveway with off-street parking for several vehicles leading to garage.

Lawn with boundary hedging, border beds stocked with variety of plants and flowering shrubs.

SIDE GARDEN: Also with further planting. Path to side leading to:

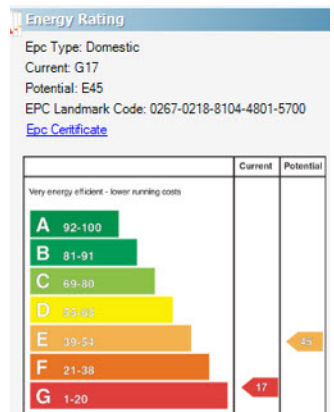
REAR GARDEN: Lawns with mature planting. Further plants and flowering shrubs, fir tree. Timber shed. Outside light and tap. Oil fired boiler housing, PVC oil tank.

SEMI-DETACHED GARAGE: Timber doors (in need of some repair or replacement).



Location:

Coming around Outer Ring from East Belfast (Upper Knockbreda Road), turn left before Cregagh Road lights into Rocky Road. Lancedean is first cul de sac on the left and no 1 is first house on the right.



Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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