



Set just off Lockview Road, this well presented terrace is perfectly positioned to take full advantage of the amenities in this popular locality; village shops, Cutters Wharf, Belfast Boat Club and Lagan Valley Towpath.

The property is finished to a high standard and is tastefully presented by the current owner. The property comprises; excellent sized lounge open plan to modern fitted kitchen with breakfast area. To the rear there is a boot room which could be a good home office. There are three well proportioned bedrooms and modern shower room. The property is ideal for an owner occupier or investor.

Externally the property has an enclosed rear yard and delightful front paved forecourt with patio/sitting area. Furthermore there are double glazed windows, gas heating and beautiful modern finish.

With much to offer in an area where demand continues to exceed supply, we encourage early viewing.

Offers Over  
£185,000

25 Laganvale Street,  
Stranmillis,  
BELFAST,  
BT9 5FR

Viewing by  
appointment  
through agent  
028 9066 3030

- Delightful Mid Terrace Property which is Walking Distance of the Towpath and Finished to a High Specification Throughout
- Excellent Sized Lounge with Bay Window
- Modern Fitted Kitchen with Range of Appliances and Casual Breakfast Area
- Boot Room/ Home Office
- Three Well Proportioned Bedrooms
- Modern Shower Room
- Beautifully Decorated Throughout and Ideal for an Owner Occupier or Investor
- Gas Heating / Double Glazed Windows
- Charming Patio Area to the Front Forecourt and Enclosed Rear Yard
- Close to an Excellent Array of Local Amenities, Entertainment Facilities & Belfast City Centre, Cutters Wharf and the Tow Path just a Stones Throw Away

The Property Comprises:

### Ground Floor

Composite front door to:

LOUNGE: 15' 0" x 12' 3" (4.57m x 3.73m) (at widest points). Tiled floor, bay window, open plan to:

MODERN FITTED KITCHEN/CASUAL DINING AREA: 12' 3" x 11' 8" (3.73m x 3.56m) (at widest points).

Range of high and low level units, work surfaces, single drainer stainless steel sink unit. Integrated fridge/freezer, integrated oven and hob. Stainless steel extractor fan and splashback. Part tiled walls, tiled floor. Low voltage spotlights. Large breakfast area. Plumbed for dishwasher, integrated washing machine.

INNER HALLWAY: Under stairs storage. Tiled floor.

BOOT ROOM: 8' 3" x 5' 9" (2.51m x 1.75m) (at widest points). Gas boiler.



## First Floor

### LANDING:

BEDROOM (1): 12' 5" x 8' 8" (3.78m x 2.64m) (at widest points).

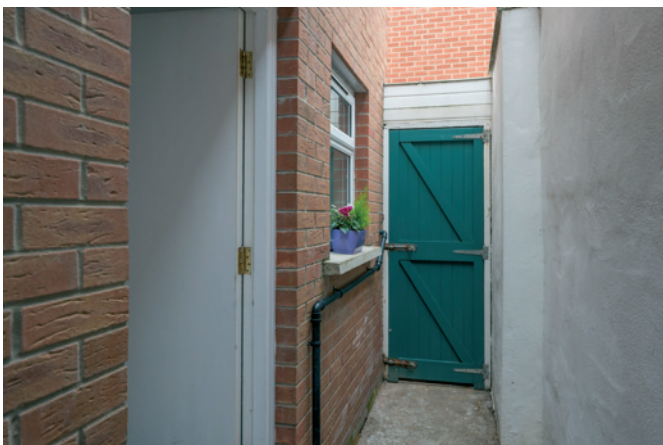
BEDROOM (2): 9' 3" x 8' 2" (2.82m x 2.49m) (at widest points).

BEDROOM (3): 8' 6" x 7' 5" (2.59m x 2.26m) (at widest points).

SHOWER ROOM: White suite comprising low flush wc, vanity unit and circular wash hand basin. Fully tiled shower cubicle and drencher shower head. Tiled floor, extractor fan.

### Outside

Front paved forecourt/patio area. Enclosed rear courtyard.



Telephone 028 9066 3030

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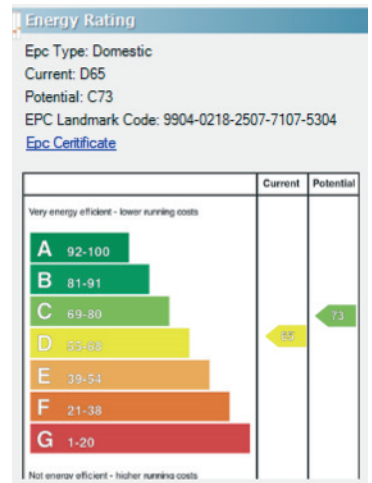
Location:

From Stranmillis Road roundabout take Lockview Road and Laganvale Street is on the right hand side.



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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