

**Outside**

Electric gates leading to a sweeping tarmac driveway offering ample parking. Garden to front in neat lawn with mature shrubs and trees. Fully enclosed superb garden to rear in lawn with paved patio area perfect for summer entertaining.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	60   D
39-54	E		
21-38	F		
1-20	G		

These particulars are set out as a general guideline only and do not constitute, nor constitute any part of, an offer or contract: (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them: (3) No person in the employment of Morton Pinpoint Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

**RATES 2021/2022: £2,168.91**

Pinpoint Offices  
Marlborough House, 348 Lisburn Road, Belfast, BT9 6GH  
188 Cavehill Road, Belfast BT15 5EX

Contact Pinpoint  
028 9068 2777  
contact@pinpointproperty.com  
pinpointproperty.com



Offers Over:  
**£495,000**

Viewing: By appointment through agent



**100 Lansdowne Road  
Belfast  
BT15 4AB**

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pinpointproperty.com

- Magnificent detached residence
- 5 Bedrooms - master with en-suite
- Lounge and drawing room
- Spacious family bathroom
- Stunning open plan kitchen/living/dining
- Gas heating
- Delightful gardens front and rear
- Popular location minutes from City Centre



5



2



2



Yes

### Entrance Hall

Solid wood flooring, feature stained glass window

### Downstairs WC

Pedestal wash hand basin, low flush WC, tiled walls and floor



### Bedroom 4

3.58m (11'9) x 3.51m (11'6)

Period decorative fireplace, range of fitted wardrobes, solid wood flooring



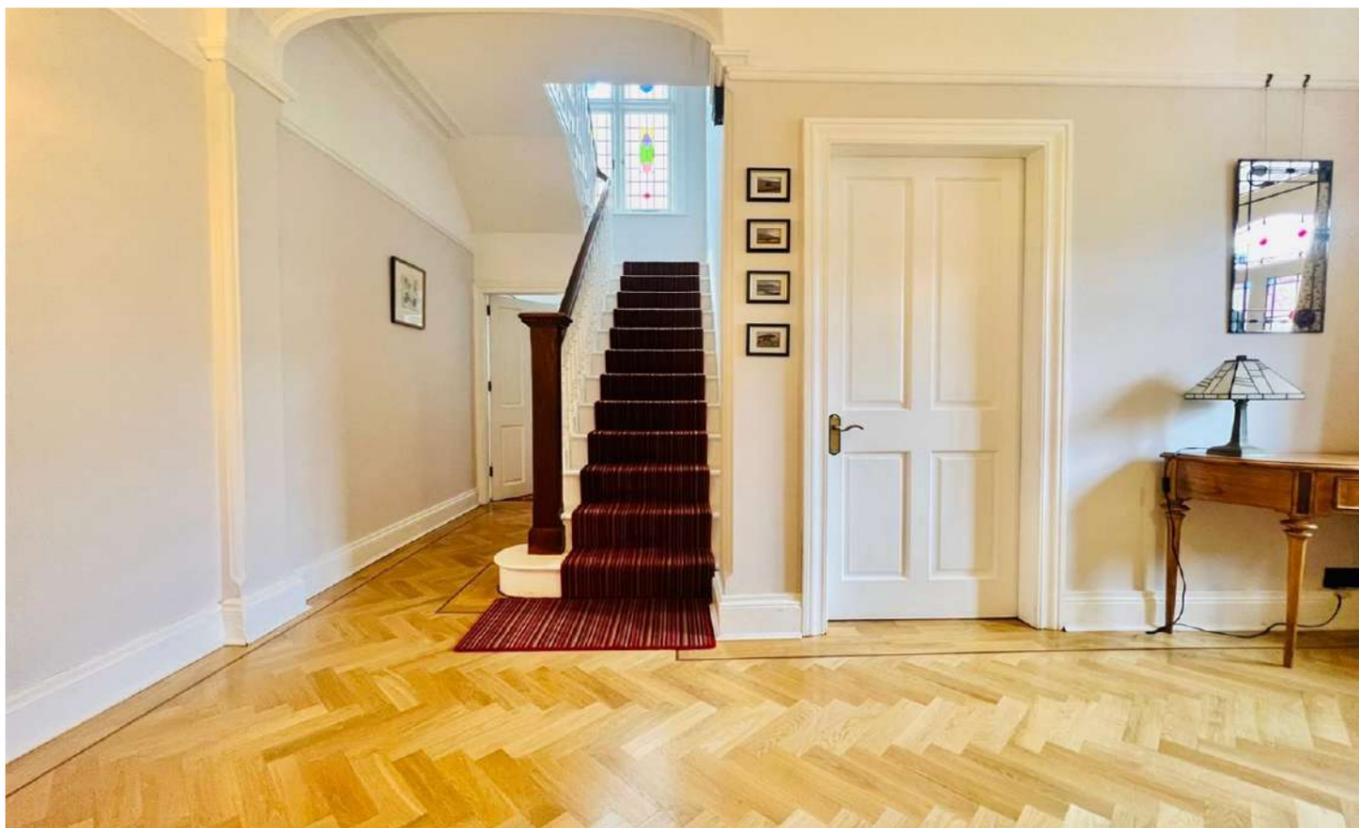
### Bedroom 5

2.51m (8'3) x 2.03m (6'8)

Solid wood flooring

### Family Bathroom

Luxury five piece suite comprising period style sink unit, high flush WC, free standing bath, walk in shower, part panelled walls, tiled floor



### Bedroom 2

4.22m (13'10) x 3.84m (12'7)

Period decorative fireplace, solid wood flooring



### Bedroom 3

3.73m (12'3) x 3.56m (11'8)

Period decorative fireplace, solid wood flooring



### Master Bedroom

6.6m (21'8) x 4.75m (15'7)

Juliet style balcony with delightful views over the garden and over Cavehill, range of fitted wardrobes



### Ensuite

Luxury en-suite shower room comprising vanity unit, low flush WC, walk in shower, chrome towel radiator, tiled walls and floor



### Drawing Room

5.08m (16'8) x 3.78m (12'5)

Feature fireplace with tiled hearth, solid wood flooring



### Lounge

4.65m (15'3) x 3.81m (12'6)

Feature fireplace with tiled hearth and inset, solid wood flooring



### Kitchen/Diner

6.53m (21'5) x 4.27m (14')

Stunning open plan kitchen, living and dining room comprising modern fitted kitchen with range of high and low level units, granite work surfaces, stainless steel sink unit, integrated stainless steel double oven, warming plate, gas hob, stainless steel extractor fan, integrated fridge and freezer, integrated dishwasher, porcelain tiled floor, under floor heating, walk in storage, bi folding doors to garden

