



## Sicily Villa 76 Upper Lisburn Road, Belfast, BT10 0AD

**Price Guide £400,000**

'Sicily Villa', a beautiful detached home constructed circa 1900, is conveniently located on the Upper Lisburn Road in South Belfast. Cleverly extended by its current owners, this fine period home retains many original features throughout and oozes character & charm. The internal accommodation is spacious throughout and currently comprises, three reception rooms, kitchen with casual dining space, utility, pantry, downstairs W.C, storage room, four bedrooms (master with dressing room & contemporary en-suite) & family bathroom suite. Gas fired central heating and PVC double glazing are both in place. Outside, there is a beautifully landscaped garden to rear with patio area along with excellent parking to front, accessed via attractive wood gates. This home would be an ideal buy for those looking to reside in a location surrounded by leading schools, excellent transport links and many other amenities including shops, cafés & restaurants all within walking distance.

- A Beautiful Red Brick Detached Family Home Full Of Character & Charm
- Four Excellent Bedrooms (Master With En-suite & Dressing Room)
- Kitchen With Casual Dining Space, Utility Room & Pantry
- First Floor Family Bathroom Suite
- Within Walking Distance To A Wide Range Of Amenities Including Leading Schools & Shops
- Extended & Renovated By Its Current Owners To A High Standard
- Three Generous Reception Rooms
- Downstairs W.C & Storage Room
- Private Landscaped Rear Garden With Patio Area, Ample Parking To Front
- Excellent Transport Facilities All Nearby Including Train & Bus Stops & Access To The Motorway Network

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		69	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door with stain glass windows to tiled reception porch. Inner stain glass wooden door.

#### RECEPTION HALL



Solid wood floor.

#### LOUNGE 16'8" x 13'9" (5.1 x 4.2)



Solid wood floor, attractive fireplace with inset gas fire, bay window.



#### LIVING ROOM 14'9" x 13'5" (4.5 x 4.1)



Solid wood floor, attractive fireplace with inset gas fire.

#### DINING ROOM 13'1" x 13'5" (4.0 x 4.1)



Solid wood floor, double PVC glass panelled doors to enclosed rear garden.

#### KITCHEN 16'8" x 13'9" (5.1 x 4.2)



Excellent range of high and low level units, plumbed for dishwasher, integrated oven / grill & stainless steel extractor fan, stainless steel sink unit with mixer taps, tiled flooring, recessed spotlighting.





**UTILITY ROOM 6'6" x 5'10" (2.0 x 1.8)**

Range of units, stainless steel sink, plumbed for washing machine & tumble dryer.

**PANTRY 6'6" x 5'10" (2.0 x 1.8)**

Excellent range of high and low level units.

**W.C**

Low W.C, pedestal wash hand basin, tiled floor.

**STORAGE ROOM 19'8" x 7'6" (6.0 x 2.3)**

**ON THE FIRST FLOOR**



**BEDROOM ONE 13'9" x 13'1" (4.2 x 4.0)**



**DRESSING ROOM 11'5" x 8'10" (3.5 x 2.7)**



Excellent range of mirrored sliding robes.

**ENSUITE**



Contemporary suite comprising low flush W.C, wash hand basin with vanity unit below, enclosed shower, fully tiled walls, ceramic tiled floor.

**BEDROOM TWO 13'9" x 13'1" (4.2 x 4.0)**





**BEDROOM THREE 13'9" x 9'6" (4.2 x 2.9)**



**OUTSIDE**



**BEDROOM FOUR 13'9" x 9'10" (4.2 x 3.0)**



Landscaped garden to rear with spacious patio area. Outside lighting & water tap. Parking to front.



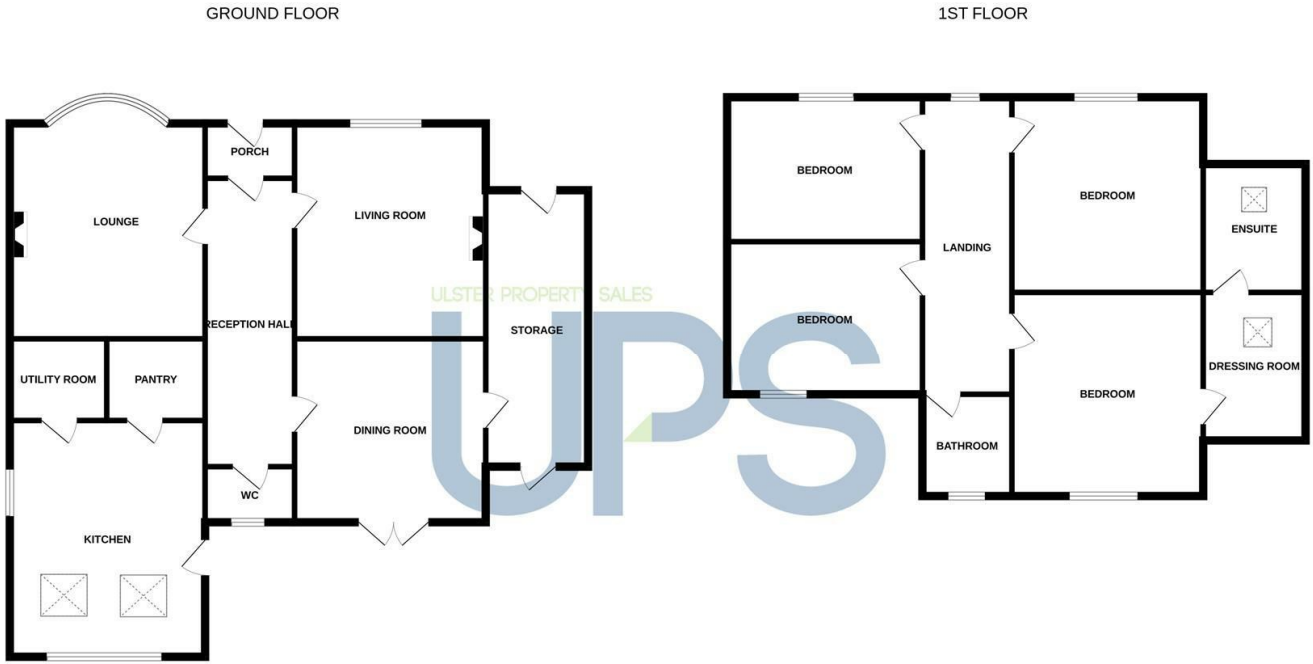
**BATHROOM**



White suite comprising bath with electric shower over, low flush W.C, pedestal wash hand basin, part tiled walls, ceramic tiled floor.



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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