

TEMPLETON
ROBINSON



59 Maryville Park,
Malone,
Belfast,
BT9 6LQ

Offers Over
£749,950

Viewing by
appointment with
& through agent
028 90 663030



This impressive and beautifully presented detached family home is located in one of Belfast's most desirable residential areas just off the prestigious Malone Road. Boasting generous proportions and timeless charm, the property offers deceptively spacious accommodation that blends original period features with modern comforts. This home comprises four well-proportioned bedrooms, two elegant reception rooms, each featuring attractive bay windows and fireplaces and a stunning open plan kitchen/dining area complete with a breakfast island with granite worktop perfect for modern family living and entertaining.

Enjoying a south facing rear garden and generous patio, this property is bathed in natural light and offers tranquil outdoor space ideal for relaxation. Conveniently located within walking distance to top local schools and the vibrant Lisburn Road with its array of shops, cafes and amenities, this exceptional home is only just minutes from Belfast City Centre and the M1 Motorway.

Properties of this calibre and in this location are rare on the market. Internal viewing is essential to fully appreciate all that this superb home has to offer.



Attractive double fronted detached family home situated just off the prestigious Malone Road

- Impressive reception hall with oak panelled walls and original wood strip floor
 - Lounge with feature Stovax fireplace and bay window
 - Separate family room with contemporary gas fire and bay window
- Contemporary fully fitted 'Pronorm' kitchen with large breakfast island open to spacious dining area and picture windows to rear garden & patio
 - Large fully fitted utility room
 - Four well-proportioned bedrooms
 - Bathroom with white suite
 - Ground floor wc/Cloakroom
 - Gas fired central heating/uPVC double glazed window frames
 - Driveway with generous parking leading to detached garage
 - Private, south facing rear garden to get the sun all day
 - Large patio and feature raised flower beds
- Superb location, convenient to many local amenities including leading schools, cafes and shops on the vibrant Lisburn Road

The Property Comprises:

Ground Floor

Hardwood front door to:

ENTRANCE PORCH: Heather Brown tiled floor. Picture rail, cornice ceiling. Glazed inner door to:

RECEPTION HALL: Solid oak wood strip floor, part wood panelled walls, cornice ceiling.



DOWNSTAIRS WC.: White suite comprising low flush WC, pedestal wash hand basin, cloaks area, storage under stairs.



LIVING ROOM: 21' 1" x 12' 5" (6.43m x 3.78m) (Measurements into bay window). Solid walnut wooden floor. Dual aspect windows. Cast iron Stovax fireplace with gas coal effect fire, slate hearth, picture rail, cornice ceiling.



FAMILY ROOM: 15' 7" x 12' 5" (4.75m x 3.78m) (Measurements into bay window). Solid oak wooden floor, raised contemporary gas fire. Picture rail, cornice ceiling.



KITCHEN/DINING AREA: 21' 8" x 17' 9" (6.6m x 5.41m) L-shaped. High gloss fully fitted 'Pronorm' kitchen with range of high and low level units, integrated larder fridge, integrated Bosch double ovens and microwave with warming drawer below. Large breakfast island with granite worktop, Quooker tap, integrated Bosch five ring induction hob, recessed extractor with lights, integrated Siemens dishwasher and bin. Picture windows to rear garden. Open to spacious dining area, feature window to patio, fully glazed doors, feature windows throughout kitchen, floor to ceiling radiators, skylight, spotlights, ceramic tiled floor.



UTILITY ROOM: 11' 4" x 7' 8" (3.45m x 2.34m) Fully fitted range of oak high and low level units, laminate work surfaces, concealed built-in Worcester gas fired boiler, stainless steel single drainer sink unit, integrated freezer, ceramic tiled floor, plumbed for washing machine and tumble dryer connection.



First Floor

LANDING: Oak wooden floor. Access to roof space with built-in Slingsby type ladder. Picture rail, cornice ceiling.



BEDROOM (1): 17' 5" x 12' 5" (5.31m x 3.78m) Oak wooden floor. Dual aspect windows. Picture rail, cornice ceiling. Picture rail, cornice ceiling.



BEDROOM (2): 11' 4" x 10' 9" (3.45m x 3.28m) Laminate wooden floor. Picture rail, cornice ceiling. Outlook to front.



BEDROOM (3): 12' 9" x 12' 4" (3.89m x 3.76m) Laminate wooden floor, picture rail, cornice ceiling. Outlook to rear garden.



BEDROOM (4): 9' 1" x 6' 9" (2.77m x 2.06m) Laminate wooden floor. Picture rail, cornice ceiling. Outlook to front.



BATHROOM: Duravit white suite comprising low flush WC, bath, vanity unit with mixer taps. Porcelain tiled floor, built-in shower cubicle with chrome overhead shower unit, airing cupboard, low voltage spotlight, chrome heated towel rail.



Outside

Front garden laid in lawns with flowerbeds and shrubs, Asphalt driveway with generous off-street parking leading to detached garage with roller shutter door.

South facing garden to get the morning, afternoon and evening sunshine laid in lawn with spacious patio area ideal for bbq and outdoor entertaining. Feature raised flowerbeds. Excellent privacy.





Location:

Maryville Park runs from Malone Road to Lisburn Road.

Telephone 028 9066 3030
www.templetonrobinson.com



Floor 1

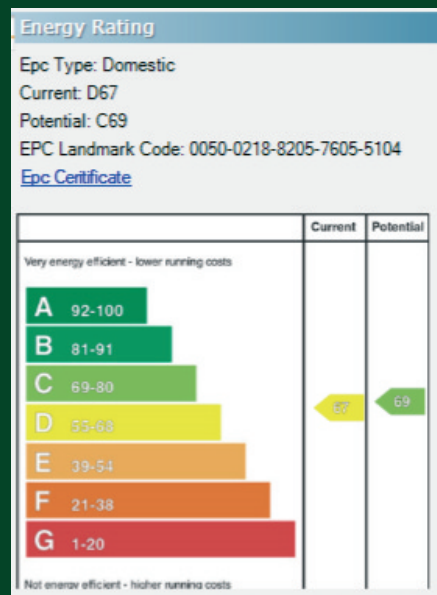


Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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

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