

TEMPLETON
ROBINSON



7 Cleaver Park,
Malone Road,
Belfast,
BT9 5HX

Offers Over
£675,000

Viewing by
appointment with
& through agent
028 90 663030



This attractive detached family home occupies a superb much sought after residential location off the Malone Road with a host of local amenities within easy walking distance including those on the Lisburn Road, Malone Road and into the City Centre along with leading schools.

The property offers well proportioned accommodation and a delightful, mature south facing rear garden with attached garage and summer house. The property is

very well cared for and presented throughout.

Recent sales in this particular park have proved extremely successful and with wide ranging appeal, early viewing is advised so as not to miss out on this excellent sale opportunity.



- Attractive Four Bedroom Detached Home in Prime Malone Road Location
 - Spacious Hall with Under Stairs Storage and Cloakroom/wc
 - Lounge with Feature Fireplace, Open Plan to Sun Room
 - Formal Dining Room
 - Modern Fitted Kitchen with Casual Dining Area
 - Four Good Sized Bedrooms, One with Ensuite Shower Room
 - Modern Bathroom
 - Gas Heating / Double Glazed Windows
 - Attached Garage / Paved Driveway Parking for 3/4 Cars
- Landscaped Beds to the Front and Mature, South Facing Gardens to the Rear with Lawns, Beds, Trees and Bushes
 - Summer House
- Many Amenities Including Those on Lisburn Road & Leading Primary & Grammar Schools Only
Minutes Away and Into the City Centre

Telephone 028 9066 3030
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The Property Comprises:

Ground Floor

ORIGINAL PORCH: Hardwood front door and feature glazing to:

ENTRANCE HALL: Wood floor under stairs storage. Part paneled walls.

CLOAKROOM/WC: Low flush wc, vanity unit with wash hand basin, part tiled walls.

LOUNGE: 21' 4" x 15' 10" (6.5m x 4.83m) (at widest points). Cornice ceiling, tiled fireplace with gas coal effect fire.



SUN ROOM: 14' 7" x 11' 0" (4.44m x 3.35m) (at widest points). uPVC door to rear. Ceramic tiled floor, low voltage spotlights.



FORMAL DINING ROOM: 15' 0" x 11' 9" (4.57m x 3.58m) (at widest points). Cornice ceiling.



MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 17' 8" x 14' 8" (5.38m x 4.47m)
Range of high and low level units, work surfaces, one and a half bowl stainless steel sink unit, Leisure range cooker, extractor fan over, space for fridge/freezer. Plumbed for washing machine and dishwasher, ceramic tiled floor, low voltage spotlights, uPVC door to rear.



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First Floor

LANDING: Cornice ceiling. Access to partially floored roofspace.

BEDROOM (1): 11' 5" x 11' 4" (3.48m x 3.45m) Range of built-in robes, wooden floor, part cornice ceiling. Sliding door to:

ENSUITE SHOWER ROOM: White suite comprising low flush wc, heated towel rail, vanity unit with wash hand basin, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, low voltage spotlights, cornice ceiling, extractor fan.



BEDROOM (2): 15' 0" x 10' 0" (4.57m x 3.05m) Range of built-in robes, wooden floor, cornice ceiling, vanity unit with wash hand basin, tiled splashback.

BEDROOM (3): 12' 6" x 10' 3" (3.81m x 3.12m) Cornice ceiling, built-in robes.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, uPVC sheeted shower, airing cupboard, fully tiled walls, ceramic tiled floor, low voltage spotlights.

BEDROOM (4): 11' 4" x 10' 0" (3.45m x 3.05m) Built-in robe, vanity unit with wash hand basin, cornice ceiling.



Outside

Paved carparking for four cars with boundary wall and fencing. Well stocked beds.

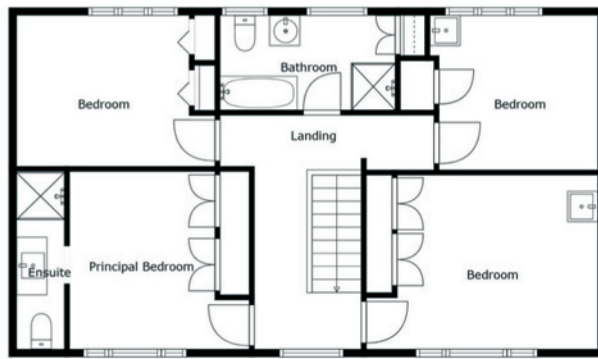
ATTACHED GARAGE 14' 9" x 8' 2" (4.5m x 2.49m) (at widest points). Up and over door.

Delightful south facing rear garden in lawns with beds in shrubs, bushes and trees. Sweeping paths and paved terrace. Summerhouse, garden store and lawn mower store.

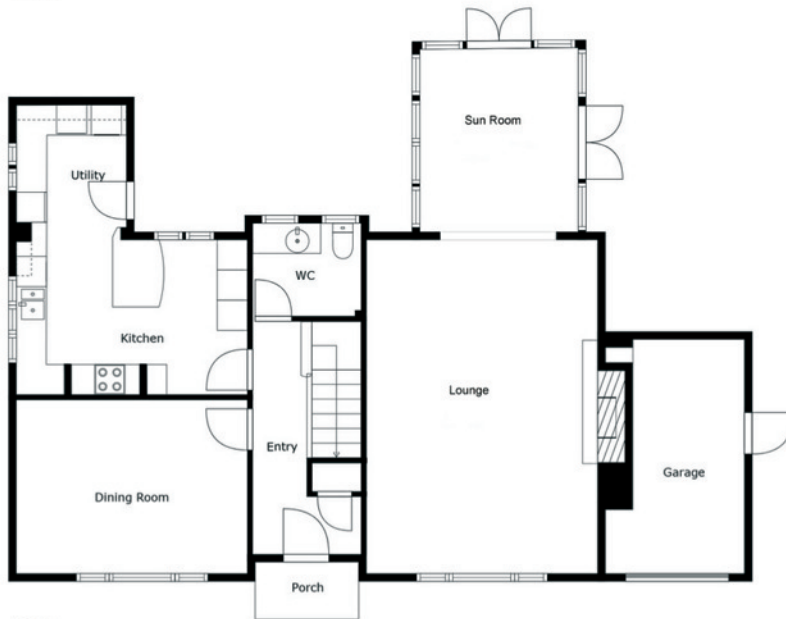


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Floor 2



Floor 1

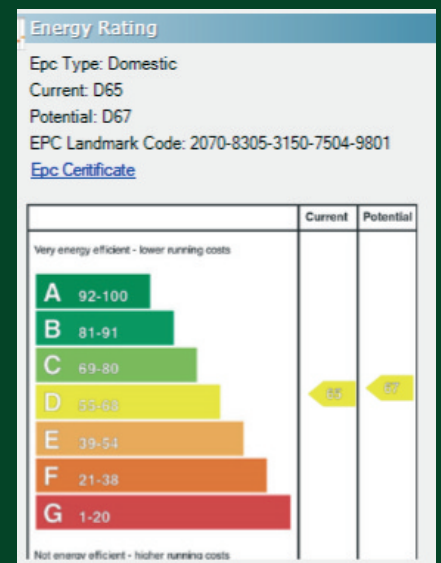
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From the City Centre heading towards the Malone Road, Cleaver Park is on the left hand side after the petrol station.

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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