

TEMPLETON
ROBINSON



71 Maryville Park,
Malone,
Belfast,
BT9 6LQ

Offers Over
£675,000

Viewing by
appointment with
& through agent
028 90 663030



Set in one of South Belfast's most desirable residential areas just off the Malone Road, this beautifully presented detached family home enjoys close proximity to a wide range of amenities. The vibrant Lisburn Road — with its cafés, shops, and boutiques — is just a short stroll away, along with access to some of the area's top-rated schools.

Offering spacious and well-balanced accommodation throughout, this home is further enhanced by a private, south-facing garden — ideal for relaxing or entertaining. Internally, the property boasts four generously sized bedrooms, three reception rooms, and a bright, well-appointed kitchen. Carefully maintained, the property is further enhanced by the many fine features and that all

important layout which lends itself ideally to all those modern day family living requirements.

Recent sales in the area and Maryville Park have proved extremely popular and with all and more this home has to offer in the way of location and accommodation it will have wide ranging appeal. Early viewing is highly recommended so as not to miss out.



- Attractive detached family home in a highly sought-after South Belfast location
- Welcoming entrance hall with wood panelling and pine flooring
- Convenient ground floor cloakroom with WC
- Cosy family room with bespoke built-in storage
- Elegant drawing room with gas coal fire and dual aspect windows; French doors opening to rear patio
- Spacious dining room, perfect for both everyday use and entertaining
- Four generously proportioned bedrooms
- Oil-fired central heating system
- Detached garage and ample off-street parking
- South-facing private garden, ideal for summer gatherings
- Superb location close to leading schools, shops, cafés, and restaurants on the Lisburn Road

Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Double hardwood front door with glazed top light to . . .

RECEPTION PORCH: Heather Brown tiled floor. Glazed inner door to . . .

RECEPTION HALL: Part wood panelled walls, plate rack, pine wooden floor, built-in cupboard.

DOWNSTAIRS W.C & CLOAKROOM.: White suite comprising low flush wc, part tiled walls, pedestal wash hand basin, cloaks area.



DRAWING ROOM: 24' 4" x 11' 10" (7.42m x 3.61m) Pine wooden floor, mahogany surround fireplace with marble inset and hearth and gas coal effect fire, dual aspect windows, glazed double doors to rear garden, cornice ceiling.



FAMILY ROOM: 12' 9" x 12' 4" (3.89m x 3.76m)

Built-in shelving and cupboards, outlook to front, cornice ceiling.



DINING ROOM: 10' 3" x 9' 8" (3.12m x 2.95m) Cornice ceiling.



KITCHEN: 11' 11" x 8' 9" (3.63m x 2.67m) Range of high and low level units, granite worktops, integrated four ring ceramic hob, extractor fan above, built-in display units, single drainer, 1.5 bowl sink nit with chrome mixer tap, built-in high level double oven, tongue and groove ceiling, hatch to roofspace. Access to . . .



UTILITY ROOM: Plumbed for washing machine, original quarry tiled floor, glazed access door to rear garden, fully tiled walls.



First Floor Return

Feature stained glass window.

First Floor

LANDING: Access to roofspace, hotpress with copper cylinder and built-in shelving above.



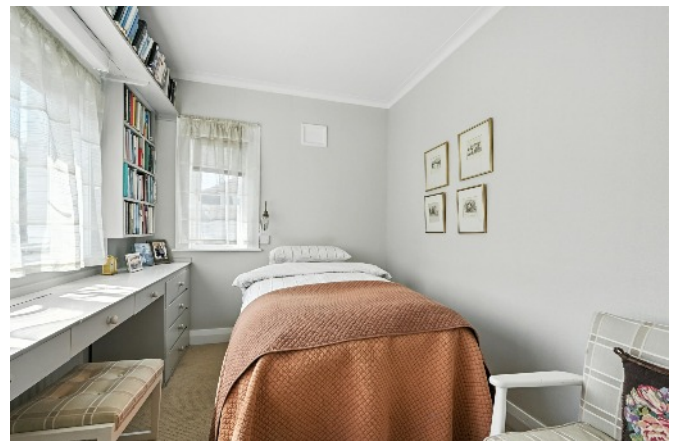
BEDROOM (1): 13' 4" x 11' 9" (4.06m x 3.58m) Dual aspect windows, built-in wall to wall wardrobes.



BEDROOM (2): 11' 8" x 11' 8" (3.56m x 3.56m) Built-in wardrobe and cupboards, outlook to front.

BEDROOM (3): 12' 1" x 8' 9" (3.68m x 2.67m) Cornice ceiling, outlook to front.

BEDROOM (4): 11' 9" x 7' 7" (3.58m x 2.31m) Built-in cupboard and shelving.



BATHROOM: White suite comprising vanity unit with chrome mixer tap and built-in cupboard below, panelled bath with built-in shower unit, fully tiled walls, heated towel rail, ceramic tiled floor, extractor fan.

ADDITIONAL SECOND BATHROOM: White suite comprising pedestal wash hand basin, panelled bath, separate shower cubicle with Mira Vigour electric shower unit, part tiled walls, cornice ceiling, picture rail.

SEPARATE WC: White suite comprising low flush WC, part tiled walls, cornice ceiling.



Outside

Front tarmac driveway with off street parking for a couple of cars, front garden laid in loose stone with mature tree and flower bed.

GARAGE: 18' 7" x 11' 10" (5.66m x 3.61m) Electric up and over door, light and power.

Enclosed south-westerly facing rear garden laid in artificial grass, excellent degree of privacy, uPVC oil tank, mature boundary hedging, outside tap.



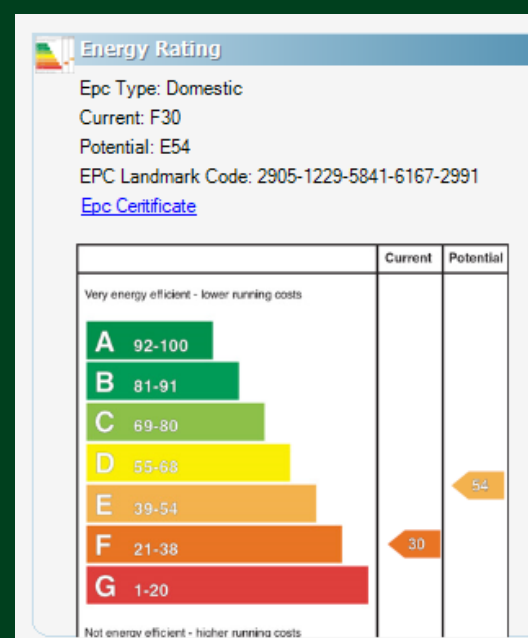


Location:

Maryville Park runs from Malone Road to Lisburn Road.

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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