

89 BALMORAL AVENUE,  
MALONE ROAD, BELFAST, BT9 6NZ



TEMPLETON  
ROBINSON



PRICE: OFFERS OVER £875,000

Beautifully presented 'Arts and Crafts' style B1 listed, family home circa 1922, designed by Thomas Houston situated at the Malone Road end of Balmoral Avenue.

The property is a modern home yet offers a feeling of character and charm that will have wide ranging appeal. The accommodation is adaptable for differing family needs and currently comprises; entrance hall, drawing room with impressive Inglenook fireplace, entertainment sized modern fitted kitchen with casual dining, living area and separate utility room. There is a dining room with access to the garden room to the south facing rear gardens. On the first and second floors, there are six well proportioned bedrooms, bedroom one with an ensuite shower room, a further study and contemporary family bathroom.

In addition the property benefits from the new double glazed window frames throughout, gas fired central heating, good sized driveway parking for several cars accessed via entrance gates, an attached garage and mature, south-facing rear gardens in lawns with stoned paved patio and automatic retractable roof.

This fine home is ready for a new family to enjoy and is situated in a highly desirable Malone Road location.

This fine home is ready for a new family to enjoy and is situated in a highly desirable Malone Road location and early viewing is encouraged.





- Beautifully presented Arts & Crafts Detached Family Home, Built Circa 1922 in a Highly Desirable Residential Location

- New Double Glazed Window Frames Throughout retaining feature stained glass
- Drawing Room with Feature Inglenook Fireplace
- Entertainment Sized Kitchen with Casual Living and Dining Room, Pantry and Separate Utility Room
- Dining Room with Access to the Garden Room with Patio Doors to the South Facing Rear Gardens

- Six Well Proportioned Bedrooms and Dressing Room
- Principal Bedroom with Ensuite Shower Room
  - Contemporary Family Bathroom
  - Gas Fired Central Heating

- Tarmac Parking & Driveway to Front of Property for Several Cars Accessed via Entrance Gates to Attached Garage

- Magnificent South Facing and Mature Gardens to in Lawns with Mature Trees, Beds in Shrubs and Bushes and Stone Paved Patio and Retractable Roof





THE PROPERTY COMPRISES:

## GROUND FLOOR

TILED PORCH TO:

Hardwood front door and glazed panels to . . .

ENTRANCE PORCH: Original floor, cloaks cupboard, hardwood door and glazing to . . .

ENTRANCE HALL: Solid wood floor, picture rail.

CLOAKROOM/WC: Low flush wc, vanity unit and feature circular wash hand basin, part tiled walls, tiled floor, extractor fan, heated towel rail.

SITTING ROOM: 12' 10" x 11' 11" (3.91m x 3.63m) (at widest points). Wood floor, picture rail, painted fireplace with brick inset and hearth, , built-in storage and shelving. Open plan to . . .

DRAWING ROOM WITH DINING AREA: 28' 2" x 18' 4" (8.59m x 5.59m) (at widest points). Sandstone fireplace with painted wooden mantle, brick inset and cooper hood, wood panelled wall, built-in seating, wood floor, picture rail, bay window, feature stained glass window.

GARDEN ROOM: 19' 11" x 10' 8" (6.07m x 3.25m) Original floor, doors and glazing to south facing rear garden.

MODERN FITTED KITCHEN WITH DINING AREA: 24' 11" x 22' 0" (7.59m x 6.71m) Hand painted range of high and low level units, quartz work surfaces and drainer, twin old Belfast sink units, integrated dishwasher, range style cooker with five ring gas hob, extractor fan over. Large island unit with units, quartz work surfaces and breakfast bar area. Part tiled walls, wood floor, low voltage spotlights, uPVC door to rear.

PANTRY: Painted units, glazed display cabinets, old Belfast style sink with quartz drainer, wood floor.

Open plan from kitchen to . . .

LIVING ROOM: 17' 5" x 16' 0" (5.31m x 4.88m) (at widest points). Wood floor, bay window, painted fireplace with brick inset, slate hearth and wood burning stove.

UTILITY ROOM: 12' 9" x 11' 6" (3.89m x 3.51m) (at widest points). Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, hardwood door and glazing to side, tak cupboard, service door to garage.

## FIRST FLOOR

LANDING: Walk-in airing cupboard.

CLOAKROOM/WC: Low flush wc, part tiled walls, ceramic tiled floor.

BEDROOM (1): 16' 5" x 14' 10" (5m x 4.52m) (at widest points). Range of twin built-in robes, picture rail, bay window.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with rectangular wash hand basin with black fittings, fully tiled shower cubicle with drencher shower head and built-in toiletry shelf, wood floor, heated towel rail, extractor fan, low voltage spotlights, picture rail.

BEDROOM (2): 13' 11" x 11' 10" (4.24m x 3.61m) Tiled fireplace with wooden mantle, picture rail.

BEDROOM (3): 16' 6" x 14' 11" (5.03m x 4.55m) (at widest points). Bay window, picture rail, built-in robes and storage, vanity unit with peach wash hand basin.

FAMILY BATHROOM: White suite comprising low flush wc, vanity unit with rectangular wash hand basin, fully tiled shower cubicle with drencher shower head, built-in toiletry shelf, airing cupboard, heated towel rail, feature alcove with free standing bath and hand shower, part tiled walls, ceramic tiled floor, extractor fan, Velux window, storage into eaves.

DRESSING ROOM/OFFICE: 9' 0" x 7' 1" (2.74m x 2.16m) (at widest points). Built-in robes and shelving.

## SECOND FLOOR

LANDING: Luggage cupboard.

BEDROOM (4): 16' 2" x 8' 0" (4.93m x 2.44m) Storage in eaves.

BEDROOM (5): 14' 6" x 8' 0" (4.42m x 2.44m) Built-in robe, storage into eaves.

BEDROOM (6): 11' 11" x 9' 0" (3.63m x 2.74m) Built-in shelving.

## OUTSIDE

INTEGRAL GARAGE: 18' 6" x 12' 7" (5.64m x 3.84m)











## OUTSIDE

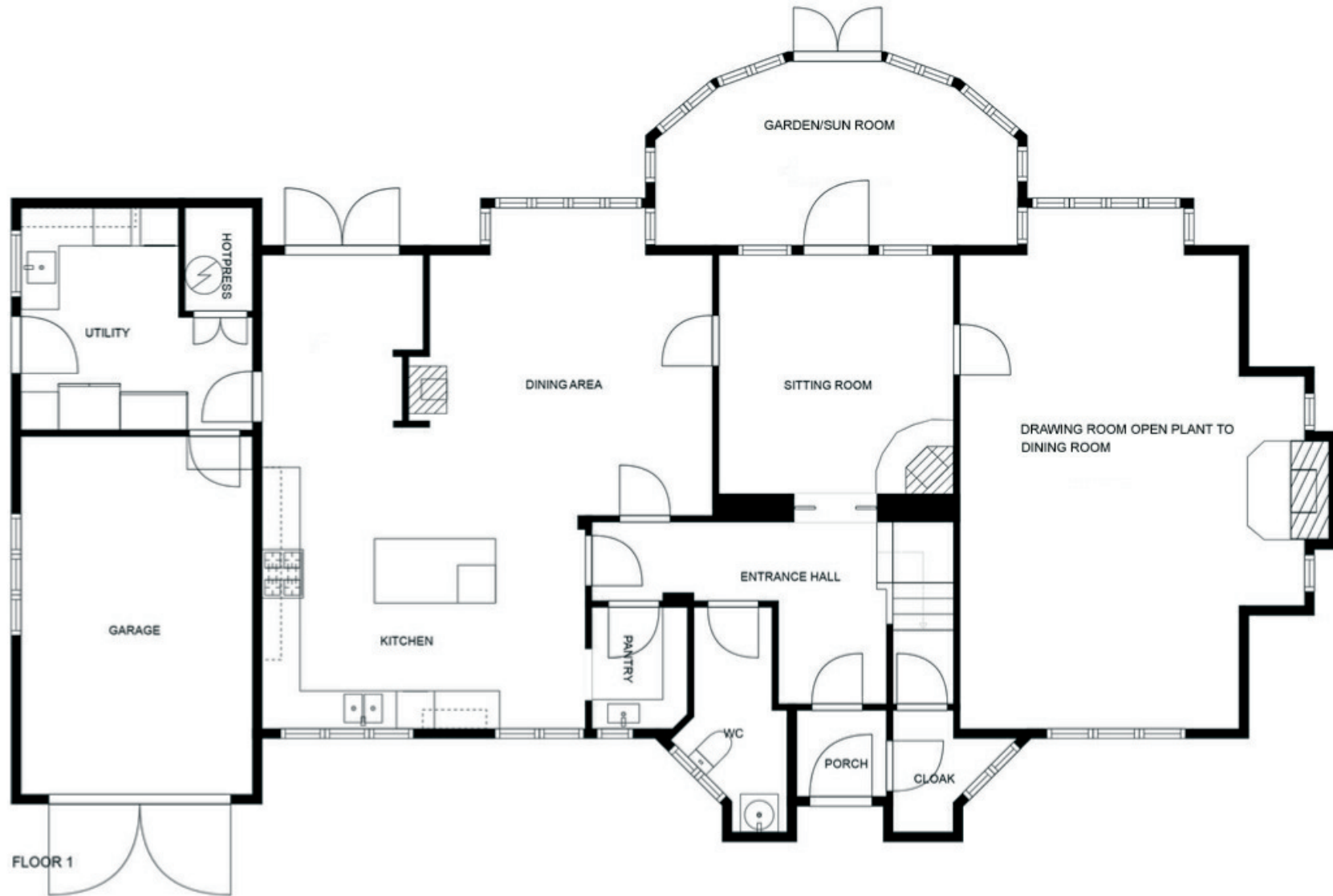
INTEGRAL GARAGE: 18' 6" x 12' 7" (5.64m x 3.84m)

Double entrance gates and boundary wall and fencing leading to ample front tarmac parking area. Lawns with flower beds and variety of trees and shrubs. Beautiful, extensive and private south facing rear garden in lawns with mature trees, shrubs and flower beds, ornamental pond and children's play area. Timber garden store with tiled roof. Extensive slate patio and sitting area. Open semi-barbeque area with electrically operated retractable roof system.

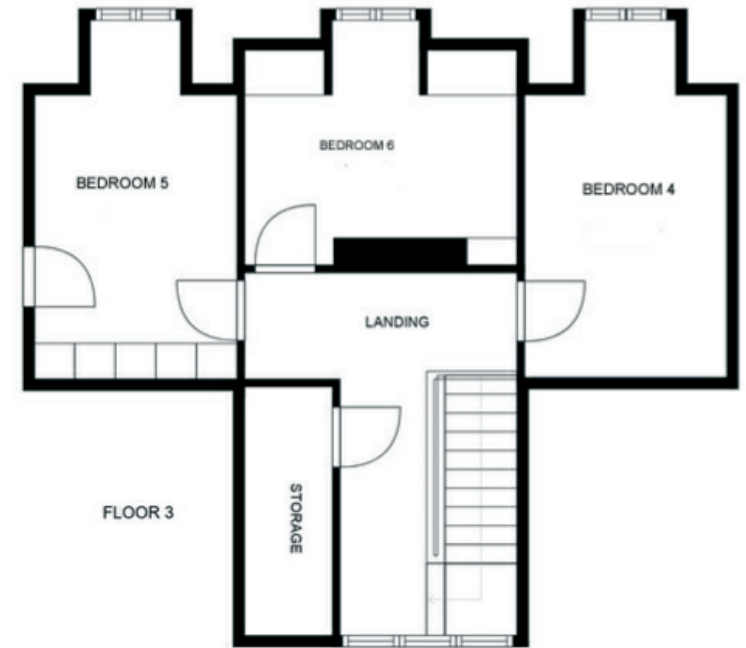
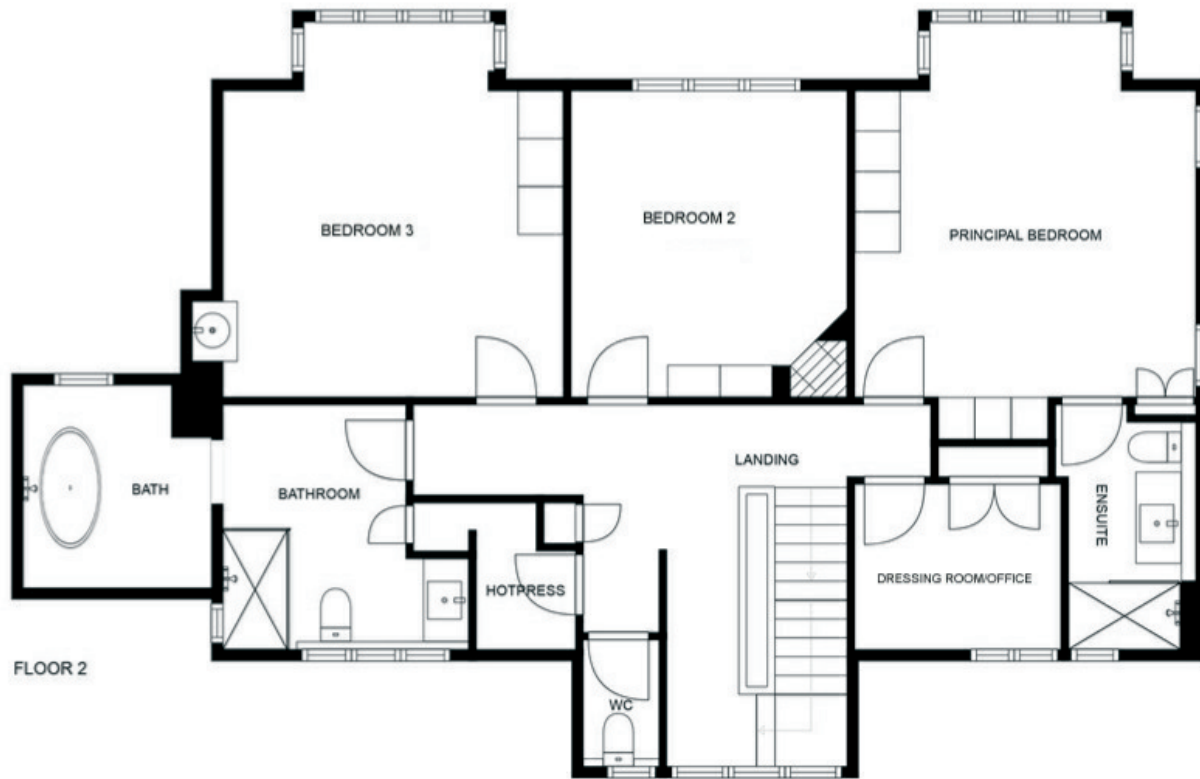
## LOCATION:

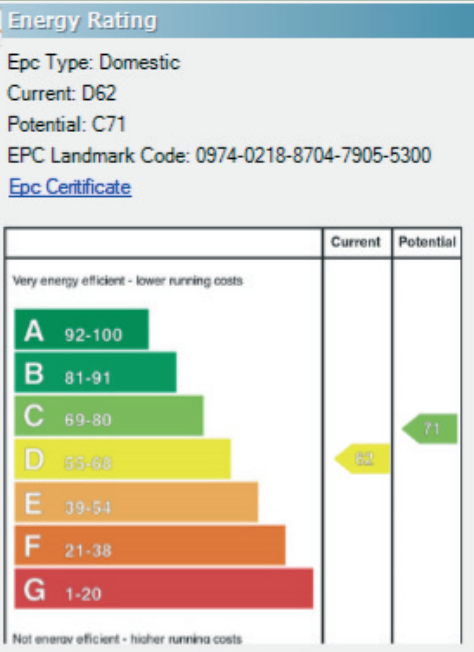
From the Malone Road turn right into Balmoral Avenue and property is on the left hand side.





SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





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