



9 Maryville Park, Belfast, BT9 6LN

Price Guide £799,950

Located on Maryville Park just off the Lisburn Road in South Belfast, this double fronted, red brick Victorian home has been well maintained by its current owner with spacious accommodation throughout. Benefitting from a private, south facing aspect, this home will appeal to a range of buyers seeking to live in a much sought after residential location. With many period features in place, the property offers character and charm throughout and comprises welcoming reception hall, drawing room, lounge, study, kitchen open plan to living / dining & utility room with W.C. On the first floor there are four excellent bedrooms and two bathroom suites. Outside there is an enclosed, private south facing garden with patio area surrounded by mature shrubs & trees, detached garage and self contained office, ideal for those working from home. Located just moments from the Lisburn Road which represents the centre of Malone with all its amenities and facilities on the doorstep of this fine family home including shops, cafes, leading schools and excellent transport links.

- Magnificent Detached Residence Located On South Facing Site In Maryville Park
- Bright Kitchen Open Plan To Spacious Living / Dining Area
- Four Excellent Bedrooms
- Mature And Private Enclosed Rear Garden In Lawn With Patio Surrounded By Trees And Shrubs
- Detached Garage With Electric Door / Self Contained Office
- Impressive Drawing Room & Lounge, Both With Feature Bay Windows Along With Study
- Utility Room & Downstairs W.C
- Contemporary Bathroom Suite With Bath & Enclosed Shower / Additional Bathroom Suite
- Surrounded By A Host Of Excellent Amenities, Shops, Boutiques, Restaurants, Coffee Shops & Leading Schools
- Driveway To Front With Excellent Parking

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	58
(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 to entrance porch.

RECEPTION HALL



Herringbone Wenge hardwood floor.

DRAWING ROOM 16'0" x 12'1" (4.9 x 3.7)



Attractive tiled fireplace with mahogany surround. Bay window.

LOUNGE 16'0" x 12'1" (4.9 x 3.7)



Herringbone wood floor, tiled fireplace.

STUDY 12'1" x 11'1" (3.7 x 3.4)



KITCHEN 12'1" x 11'1" (3.7 x 3.4)



Range of high and low level units, integrated dishwasher, electric hob, stainless steel sink unit with mixer tap, wall mounted oven / grill, breakfast bar, granite work surfaces.



LIVING / DINING 15'5" x 10'2" (4.7 x 3.1)



UTILITY ROOM 22'7" x 6'6" (6.9 x 2.0)

Range of units. plumbed for washing machine & tumble dryer. Double bowl stainless steel sink unit with drainer & mixer tap.

W.C

Low flush W.C.

ON THE FIRST FLOOR

BEDROOM ONE 16'0" x 12'9" (4.9 x 3.9)



Excellent range of built in robes.

BEDROOM TWO 16'0" x 12'9" (4.9 x 3.9)



Tiled fireplace.

BEDROOM THREE 12'9" x 11'1" (3.9 x 3.4)



BEDROOM FOUR 11'9" x 11'9" (3.6 x 3.6)



BATHROOM



Contemporary white suite comprising enclosed shower, jacuzzi bath, wash hand basin, low flush W.C. Fully tiled walls, ceramic tiled floor, chromotherapy lights.

BATHROOM TWO

White suite comprising bath, pedestal wash hand basin, low flush W.C, fully tiled walls, ceramic tiled floor,.

OUTSIDE



Private enclosed south facing garden to rear in lawn, patio area. Driveway providing off street parking. Outside water tap & lighting. Mourne granite steps to front. Caithness stone pavers.



DETACHED GARAGE 19'8" x 15'1" (6.0 x 4.6)
Electric door. Wired & plumbed.

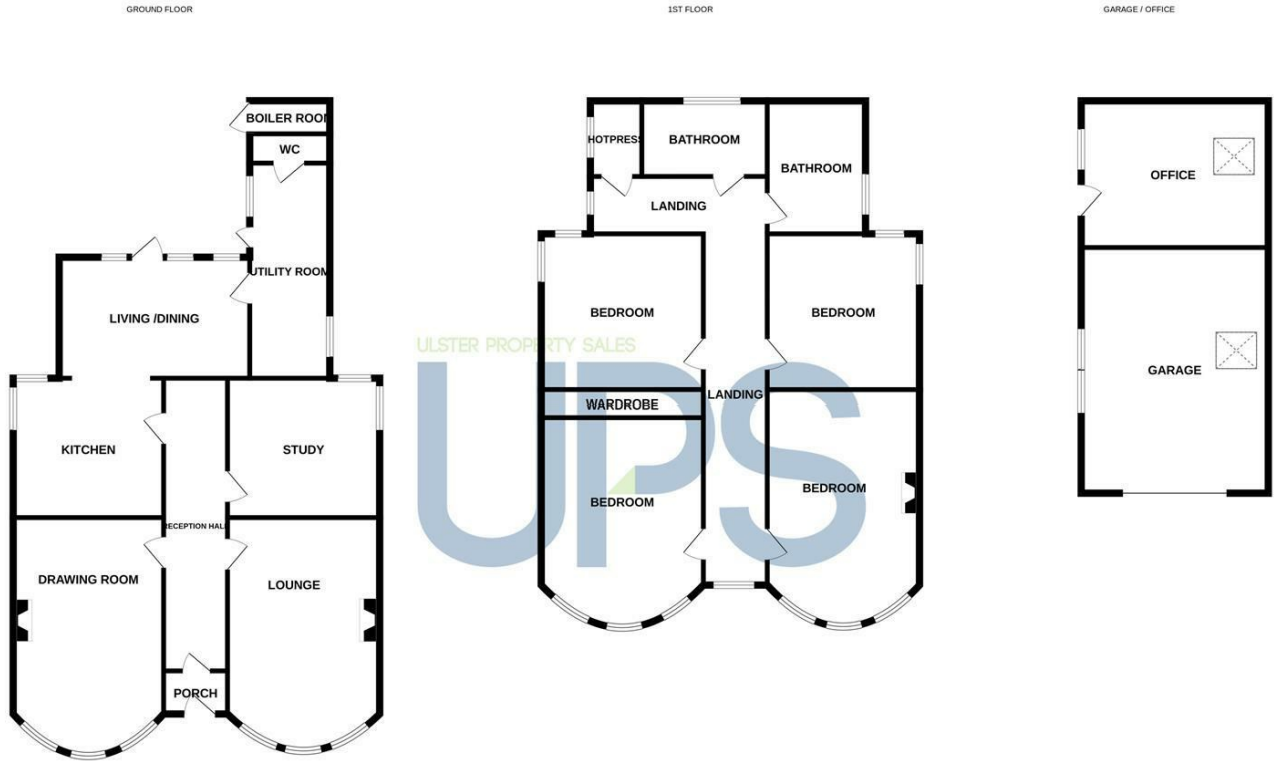
SELF CONTAINED OFFICE 15'1" x 11'9" (4.6 x 3.6)



Wood floor, Velux window, wired.

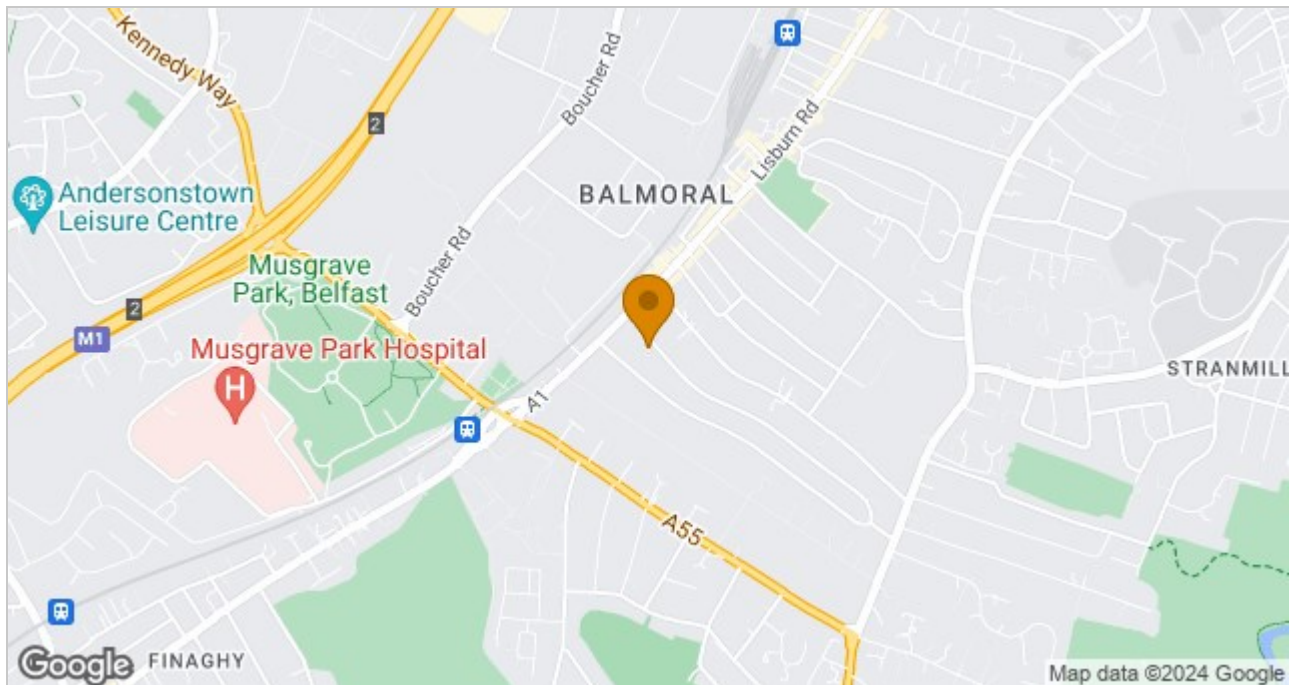


Floor Plan



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



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