



## 44 Maryville Park, Malone, Belfast, BT9 6LP

**Price Guide £500,000**

Constructed circa 1930's, this detached residence offers exceptional accommodation, full of character and charm. The home is well presented and many original features are in place. The accommodation is well proportioned, suitable for the growing family & includes lounge, living room, dining room open plan to kitchen, utility room, ground floor shower room, four bedrooms (master with en-suite) & family bathroom suite. Further benefits include a floored roof space and basement. Outside, there is an enclosed garden to rear with decked patio and parking to front. Located in one of South Belfast's most sought after residential addresses, many cultural and social amenities are within walking distance including many leading schools, Queens University & the wide variety of shops and restaurants on the Lisburn Road.

- Excellent Bedroom Detached Family Home
- Three Spacious Reception Rooms
- Family Bathroom Suite & Ground Floor Shower Room
- Enclosed Garden To Rear In Lawn With Decked Patio
- Conveniently Located Just Moments From The Lisburn Roads Shops, Cafes & Restaurants
- Four Bedrooms (Master With En-suite Shower Room)
- Well Fitted Kitchen & Utility Room
- Floored Roof Space & Basement
- Gas Fired Central Heating / Mostly Double Glazed
- Close To Belfast City Centre & Within Close Proximity to Belfast City Hospital, Queens University and Many Local Leading Schools

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		42	67

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE PORCH 8'6" x 2'8" (2.59 x 0.81)**  
Hardwood double door, tiled floor.

**RECEPTION HALL 18'6" x 9'8" (5.64 x 2.95)**



Hardwood front door with feature stained glass windows & side panels, solid wood floor, wood panelling, cornice, storage under stairs.

**LOUNGE 22'9" x 12'3" (6.93 x 3.73)**



Gas fired with tiled surround & hearth, solid oak wood floor, picture rail.

**LIVING ROOM 18'2" x 12'5" into bay (5.54 x 3.78 into bay)**



Solid wood floor, feature fireplace with tiled inset & hearth, mahogany surround & open fire. Cornice ceiling.

**KITCHEN 15'1" x 10'4" (4.60 x 3.15)**



Excellent range of solid oak shaker style units, plumbed for dishwasher, 1.5 stainless steel sink unit with drainer & mixer taps, stainless steel extractor fan & splash back, recessed spot lighting, solid oak wood floor.

### DINING ROOM 12'5" x 9'5" (3.78 x 2.87)



Solid wood floor, sliding patio door to rear decked patio. Open archway to:

### UTILITY 10'5" x 8'9" (3.18 x 2.67)

Range of high and low level units, stainless steel sink unit with drainer & mixer taps, plumbed for washing machine, recess for tumble dryer, PVC door to driveway & garden, recess spot lighting, ceramic tiled floor.

### SHOWER ROOM

Walk in shower.

### ON THE FIRST FLOOR

### LANDING



Feature stain leaded glass window.

### MASTER BEDROOM 14'5" x 12'4" (4.39 x 3.76)



Range of built in robes.

### ENSUITE SHOWER ROOM 6'8" x 4'7" (2.03 x 1.40)

Fully tiled shower with Mira electric shower, low flush W.C, vanity sink unit with storage, ceramic tiled floor, fully tiled walls.

### BEDROOM TWO 12'4" x 12'4" (3.76 x 3.76)



### BEDROOM THREE 12'4" x 10'2" (3.76 x 3.10)



Laminate wood floor.

### BEDROOM FOUR 9'8" x 6'1" (2.95 x 1.85)

## BATHROOM



White suite comprising pedestal wash hand basin, panel bath with telephone hand shower, walk in shower, part tiled walls, ceramic tiled floor, linen cupboard.

## SEPARATE WC

Low flush W.C.

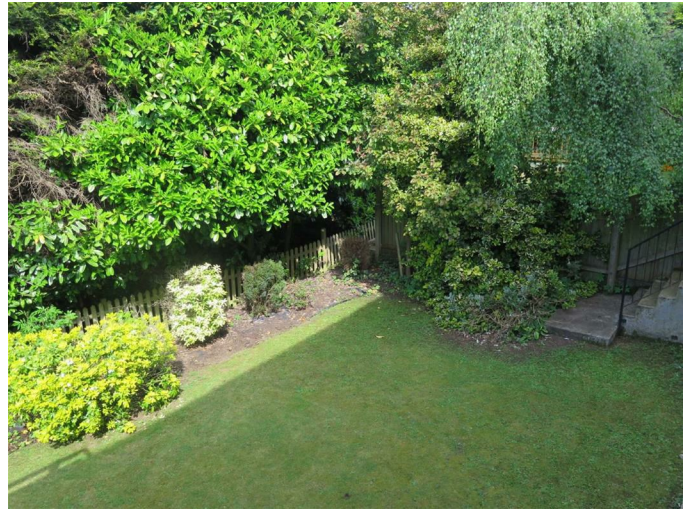
## ROOFSPACE 19'4" x 8'7" (5.89 x 2.62)

Stairwell to attic conversion. Storage into eaves, Velux window.

## OUTSIDE



Enclosed garden to rear with raised decked patio, steps to rear garden in lawn surrounded by trees & shrubs. Driveway to front providing ample off street car parking.



## BASEMENT

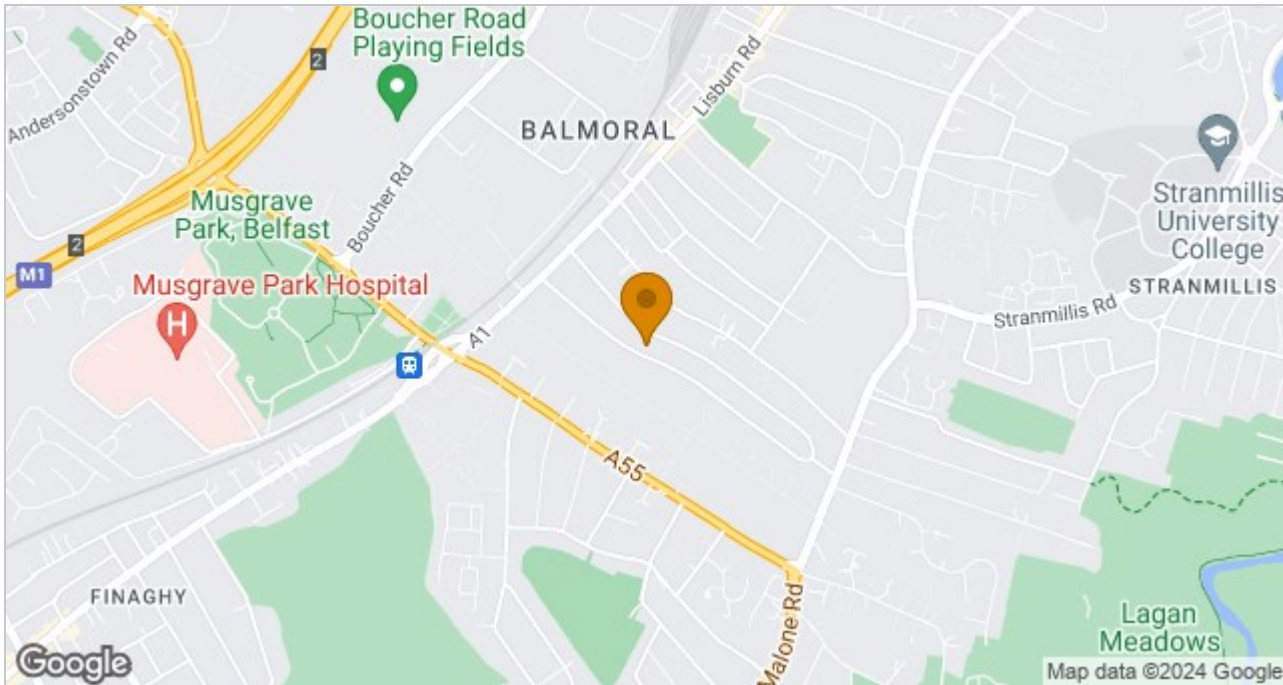
Possible conversion opportunity subject to necessary planning permission. Can be used as useful storage room.

# 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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