



This attractive detached property will no doubt have wide ranging appeal, offering a fantastic opportunity to purchase a beautifully maintained family home positioned on a delightful, mature site in a most sought after and prime South Belfast location.

The property offers well-proportioned accommodation throughout, briefly comprising two bright reception rooms; modern kitchen with good range of high gloss units and integrated appliances, downstairs wc, large utility room and study. On the first floor are three well proportioned bedrooms and family bathroom with white suite.

The property is perfectly complemented by a privately enclosed rear garden with mature shrubs and borders, adjoining garage with electric roller shutter and driveway parking to the front. This is a great opportunity to purchase a quality home which offers so much potential. Early viewing is highly recommended.

Offers Over  
£450,000

12 Bladon Drive,  
BELFAST,  
BT9 5JL

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Viewing by  
appointment  
through agent  
028 9066 3030



- Attractive Detached Family Home in Sought After Malone Location
- Spacious Reception Hall with Separate WC/Cloakroom
- Generous Bright Lounge with Feature Fireplace
- Good Sized Separate Dining Room with Feature Fireplace
- Modern Fitted Kitchen with Range of Built-in Appliances/ Separate Utility Room
- Three Well-Proportioned Bedrooms
- White Family Bathroom Suite
- uPVC Double Glazed Windows/ Gas Heating
- Driveway Parking Leading to Adjoining Garage
- Front Garden & Enclosed Private Lawned Rear Garden
- Host of Amenities Only Minutes Away Including Leading Grammar & Primary Schools
- Ideal For Wide Range of Buyers with Early Viewing Recommended

The Property Comprises:

Ground Floor

Glazed front door and side light to:

RECEPTION PORCH: Heather brown tiled floor with glazed

Inner door to:

RECEPTION HALL:



CLOAKROOM: White suite comprising low flush wc, floating wash hand basin with built-in cabinet, storage under stairs.

DINING ROOM/FAMILY ROOM: 11' 0" x 10' 9" (3.35m x 3.28m) Outlook to front.



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LIVING ROOM: 22' 0" x 18' 5" (6.71m x 5.61m) (at widest points). Cornice ceiling, dual aspect windows, mahogany surround fireplace with marble inset and hearth. Gas coal effect fire.



STUDY: 14' 7" x 5' 6" (4.44m x 1.68m) Outlook to rear garden. Built-in cupboard.



KITCHEN: 16' 8" x 7' 5" (5.08m x 2.26m) Modern fully fitted kitchen with range of high and low level units, granite worktops, single drainer stainless steel sink and a half sink unit with mixer taps, integrated five ring gas hob, extractor fan above, porcelain tiled floor, integrated dishwasher, built-in high level oven and additional built-in combi oven/microwave, integrated fridge and freezer, built-in breakfast bar with granite work tops, low voltage spotlights.



PVC double glazed access door to:

UTILITY ROOM: 9' 2" x 8' 4" (2.79m x 2.54m)

Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, ceramic tiled floor, fully tiled walls, extractor fan, uPVC double glazed access door to rear garden.



## First Floor

LANDING: Airing cupboard with radiator, built-in shelving. Additional built-in cupboard. Access to partly floored roofspace with light.

BEDROOM (1): 11' 1" x 10' 9" (3.38m x 3.28m) Built-in wardrobe, outlook to front.



BEDROOM (2): 17' 10" x 8' 5" (5.44m x 2.57m) Dual aspect windows. Mature outlook to rear garden and Inst Playing Fields. Built-in cupboards and wardrobe.



BEDROOM (3): 13' 9" x 11' 0" (4.19m x 3.35m) Built-in twin wardrobes. Mature outlook to rear garden and Inst Playing Fields. Dual aspect windows.



BATHROOM: White suite comprising low flush wc, panelled bath with shower screen, built-in Mira Sport electric shower unit, vanity unit with mixer taps and built-in cabinet below. Fully tiled walls, ceramic tiled floor, heated towel rail, underfloor electric heating, low voltage spotlights.



### Outside

Driveway with off-street parking. Front garden laid in lawns with boundary hedging and shrubs. Water tap to side.

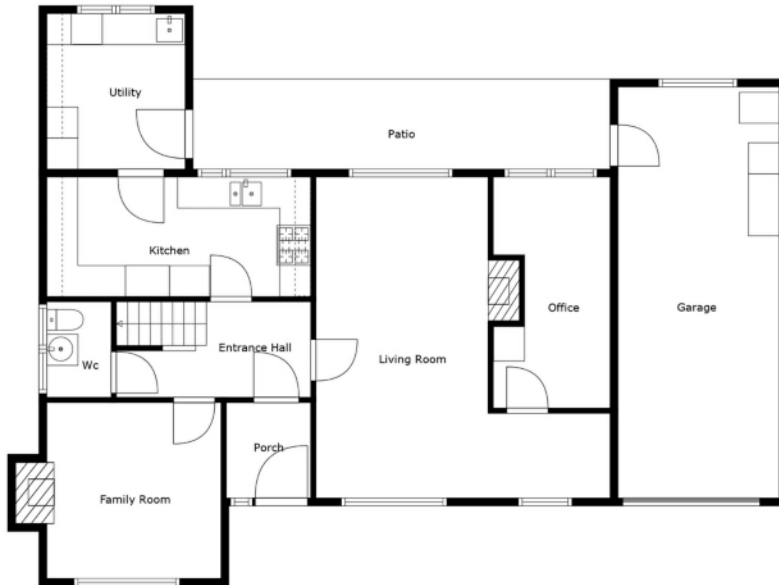
GARAGE: 26' 7" x 9' 7" (8.1m x 2.92m) Electric roller shutter door, light and power. Built-in Worcester gas fired boiler with range of high and low level units.

Enclosed rear garden with paved patio area, raised lawn with mature trees and shrubs and excellent degree of privacy backing onto RBAI Playing Fields. uPVC soffits and fascia boards.

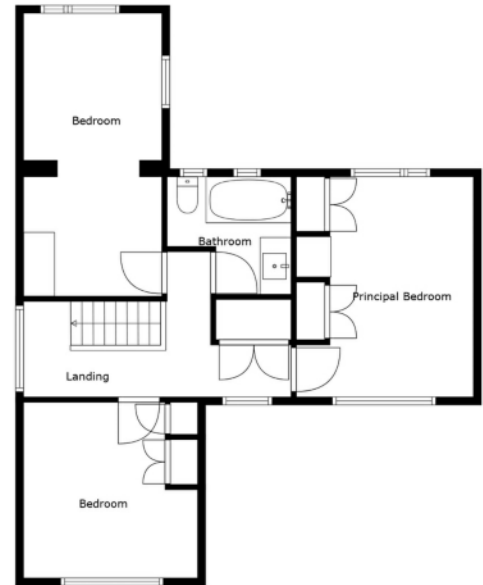


### Location:

From City Centre Bladon Drive is second on left hand side after traffic lights bottom of Stranmillis Road.



Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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### Energy Rating

Epc Type: Domestic

Current: D67

Potential: C69

EPC Landmark Code: 0944-0218-3304-7207-5504

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	67	69
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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