



43 Maryville Park, Belfast, BT9 6LP

Price Guide £625,000

This attractive detached house is situated in a prime south facing site in a much sought after residential location. Offering an abundance of spacious accommodation, this property would be an ideal home for the growing family, with its close proximity to leading schools a further benefit. Internally the property retains many original features throughout. The accommodation comprises front lounge, living room, dining room, kitchen, W.C, four bedrooms & family bathroom suite. In addition to this there is an attached garage along with front driveway providing off street parking and enclosed garden to rear. Maryville Park is within walking distance to the many shops, cafes & restaurants of the Lisburn Road as well as offering easing commuting distance to both the City Centre & the M1. Rarely does a property with such character & charm come onto the market and as such viewing is highly recommended.

- Charming Detached Home In A Prime Residential Location
- Family Bathroom Suite & Downstairs W.C
- Gas Fired Central Heating / PVC Double Glazing
- Within Close Proximity To Leading Primary & Secondary Schools
- Spacious Accommodation To Include Four Bedrooms & Three Reception Rooms
- South Facing Site With Enclosed Rear Garden
- Attached Garage & Driveway To Front
- An Ideal Opportunity For Those Seeking Their Forever Home

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		64	69
(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



Original solid wood flooring. Hardwood wall panelling. Storage under stairs.

LOUNGE 15'5" x 14'9" (4.7 x 4.5)



Attractive fireplace. Bay window.

LIVING ROOM 20'11" x 11'9" (6.4 x 3.6)



Attractive fireplace. Bay window.

DINING ROOM 12'1" x 10'2" (3.7 x 3.1)



KITCHEN 13'9" x 11'9" at widest points (4.2 x 3.6 at widest points)

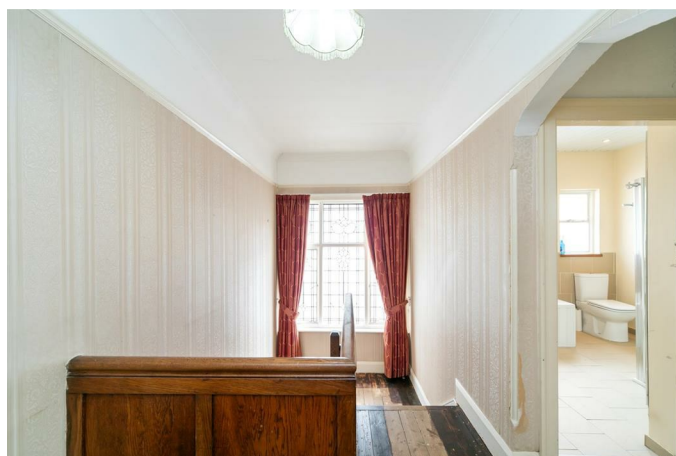


Range of high and low level units, plumbed for machine, single drainer sink unit with mixer tap.

W.C

Low flush W.C, wash hand basin with vanity unit below.

ON THE FIRST FLOOR



BEDROOM ONE 14'9" x 13'9" (4.5 x 4.2)



Extensive range of built in robes.

BEDROOM TWO 17'8" x 11'9" (5.4 x 3.6)



Mirrored sliding robes & built in robes.

BEDROOM THREE 11'9" x 8'2" (3.6 x 2.5)



BEDROOM FOUR 11'5" x 6'6" (3.5 x 2.0)



BATHROOM



White suite comprising panel bath, walk in shower, low flush W.C, pedestal wash hand basin, part tiled walls, ceramic tiled floor, recessed spotlighting.

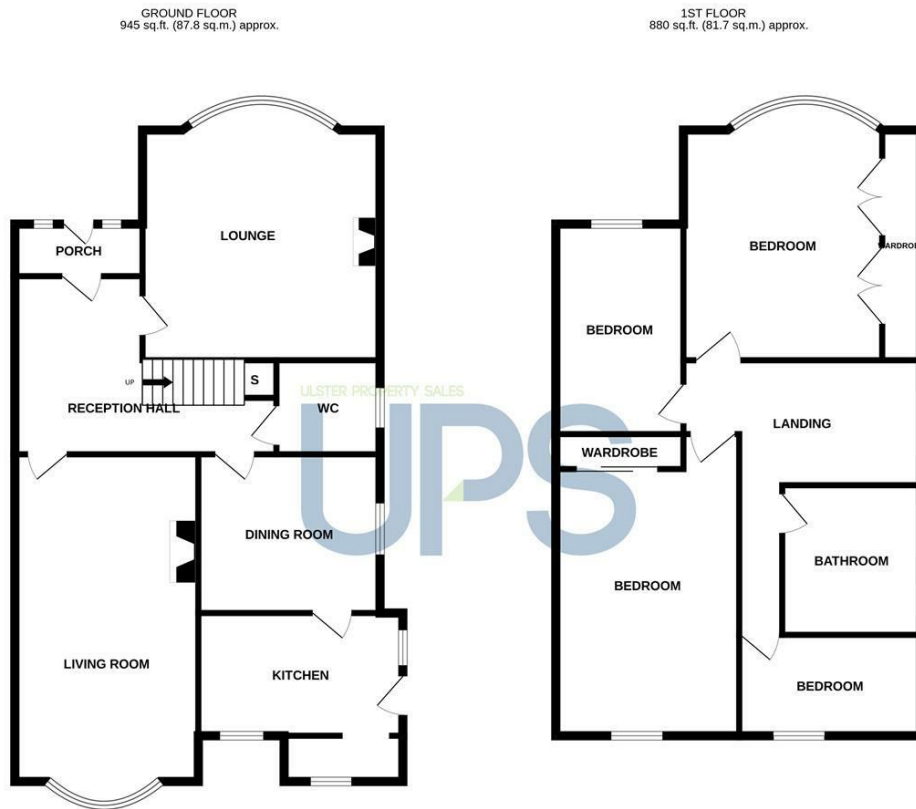
OUTSIDE



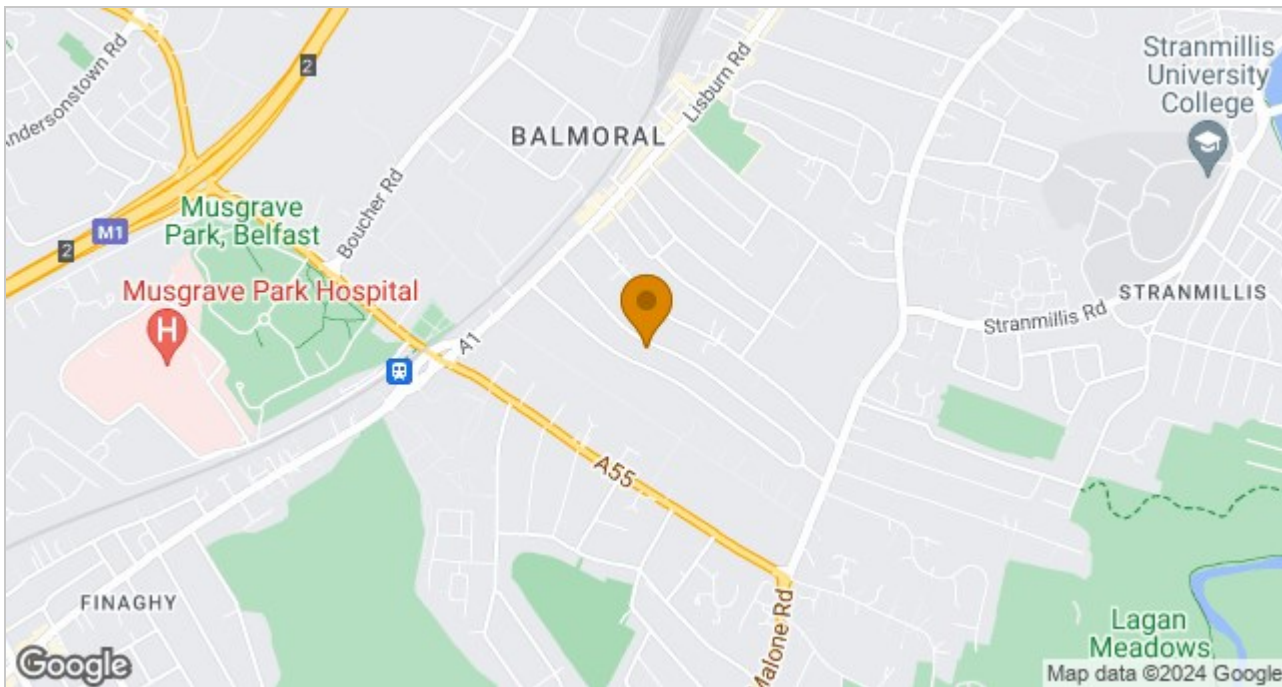
Enclosed south facing garden, Front garden in lawn. Driveway to front.

GARAGE 14'5" x 7'2" (4.4 x 2.2)

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark