



## 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		
(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)

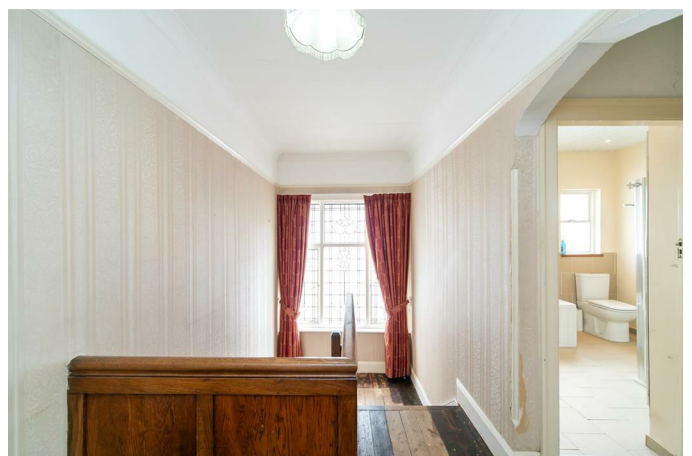


Range of high and low level units, plumbed for machine, single drainer sink unit with mixer tap.

#### 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.

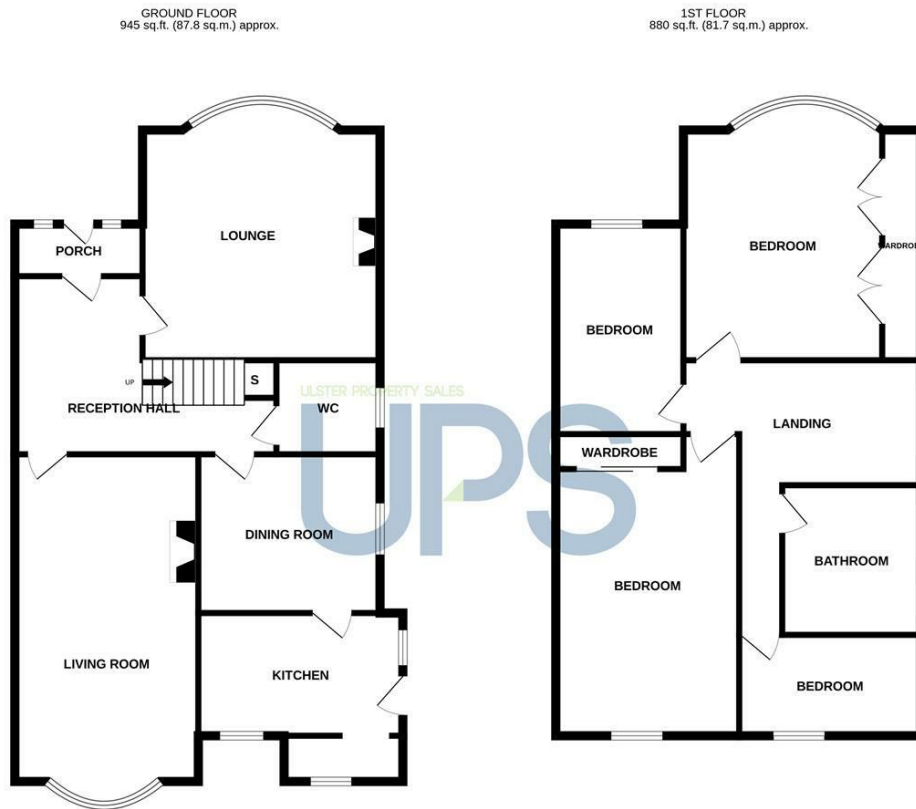
**OUTSIDE**



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.

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