

TEMPLETON
ROBINSON



'The Grettons',
14 & 16 Bladon Park,
Malone Road,
BELFAST,
BT9 5LG

Offers Over
£1,050,000

Viewing by
appointment with
& through agent
028 90 663030

This large Victorian red brick property is situated in a private driveway (14-16 Bladon Park) off the Malone Road.

It is currently divided into two homes. The accommodation extends over 3 floors and has basements.

The property requires a full renovation program to either restore it to a single family home or two family dwellings.

The extensive front garden could be a site for a further dwelling subject to planning permission.

It is convenient to all amenities including the excellent schools in the Malone area.

- Imposing Semi Detached Residence Built in 1877 with Attic & Basement
 - Listed B1 & Situated in the Conservation Area
- Sub Divided into 2 Properties that Require to be Completely Renovated
 - Gas Fired Central Heating
- Mature & Secluded Gardens to the Side & Front in Lawns with Shrubs & a Variety of Trees
- Potential for Building Site on Front Garden for One Dwelling Subject to Obtaining Planning Permission
 - Ideal as Family Home or as a Development Opportunity

The Property Comprises:

Ground Floor

NUMBER 14

COVERED PORCH: Ceramic tiled floor.

Hardwood front door and fan light to . . .

ENTRANCE HALL: Cornice ceiling, door to cellar with gas boiler., door downstairs with access to basement.

DRAWING ROOM: 23' 8" x 16' 3" (7.21m x 4.95m) (at widest points). Marble fireplace with tiled inset, gas coal effect fire and granite hearth, feature panelling, cornice ceiling, ceiling rose, picture rail, window shutters.



FITTED KITCHEN: 16' 2" x 8' 7" (4.93m x 2.62m) (at widest points). Range of wooden high and low level units, work surfaces, 1.5 bowl stainless steel double sink unit, space for fridge freezer and cooker, uPVC door to rear garden, old bell system, access to roofspace.

DINING ROOM: 14' 9" x 12' 8" (4.5m x 3.86m) (at widest points). Gas stove effect fire.



UTILITY ROOM: 9' 5" x 7' 0" (2.87m x 2.13m) (at widest points). Work surfaces, circular sink and drainer, plumbed for washing machine, ceramic tiled floor, door to garden, access to roofspace.

WET ROOM: Low flush wc, pedestal wash hand basin, fully tiled shower cubicle, extractor fan, heated towel rail, ceramic tiled floor.

First Floor Return

LANDING: Feature glazed window, cupboard, original staircase.

BEDROOM (1): 14' 2" x 12' 8" (4.32m x 3.86m) Cornice ceiling, picture rail, bin storage, access to roofspace.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with drencher shower head.

First Floor

LANDING:



BEDROOM (2): 23' 3" x 14' 9" (7.09m x 4.5m) (at widest points). Marble fireplace with cast iron inset, tiling and slate hearth, cornice ceiling, picture rail.

SEWING ROOM: Built-in cupboard.

Second Floor Return

BEDROOM (3)/STUDY: 14' 8" x 6' 5" (4.47m x 1.96m) (at widest points).

Second Floor

LANDING: Cornice ceiling, built-in bookshelves.

SHOWER ROOM: Low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, part tiled walls, storage in eaves.

BEDROOM (4): 15' 0" x 14' 3" (4.57m x 4.34m) (at widest points). Built-in storage.

LUGGAGE ROOM: 11' x 7' 8" (0.28m x 2.34m)

Outside

Gated enclosed paved patio area with steps to good sized lawns with mature hedging, bushes, red acer, bushes and trees.

GARAGING: 17' 8" x 15' 9" (5.38m x 4.8m) Two up and over doors, power and light.



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NUMBER 16:

Hardwood double doors with glazed fan light to . . .

ENTRANCE PORCH: Ceramic tiled floor. Door and glazing to . . .

ENTRANCE HALL:

LOUNGE: 23' 2" x 16' 2" (7.06m x 4.93m) (at widest points). Marble fireplace with dog grate and slate hearth, ornate ceiling, cornice ceiling, picture rail.



DINING ROOM/LIVING ROOM: 19' 4" x 17' 2" (5.89m x 5.23m) (into bay). Marble fireplace with tiled inset and gas coal effect fire, cornice ceiling, ceiling rose, window shutters.

KITCHEN: 16' 5" x 6' 2" (5m x 1.88m) (at widest points). Range of wooden high and low level units, work surfaces, 1.5 bowl stainless steel double sink unit, integrated dishwasher, integrated oven, integrated hob, part tiled walls.

Basement Level

HALL: Access to underfloor storage.

WASH ROOM: Plumbing for washing machine, gas boiler.

First Floor

LANDING:



BEDROOM (1): 23' 6" x 16' 7" (7.16m x 5.05m) (at widest points). Marble fireplace with cast iron inset and slate hearth, cornice ceiling, picture rail.



BEDROOM (2): 19' 4" x 14' 2" (5.89m x 4.32m) (at widest points). Marble fireplace with cast iron inset and slate hearth, cornice ceiling, picture rail.

Second Floor Return

BATHROOM: Low flush wc, wash hand basin, corner panelled bath, part tiled walls.

Second Floor

LANDING: Velux window.

BEDROOM (3): 16' 6" x 15' 9" (5.03m x 4.8m) (at widest points). Marble fireplace with cast iron inset, tiling and slate hearth.

BEDROOM (4): 16' 10" x 12' 7" (5.13m x 3.84m) Painted fireplace with cast iron inset, tiling and slate hearth.

LUGGAGE ROOM:

BATHROOM: Comprising low flush wc, bidet, pedestal wash hand basin, panelled bath with shower over, part tiled walls.

Outside

Steps with pedestrian access to Malone Road. Mature gardens to the front and sides laid in lawns with hedging, shrubs and trees. There is potential on the front garden for a building site for one dwelling subject to obtaining planning permission.



14 Bladon Park



Mezzanine (14 Bladon only)

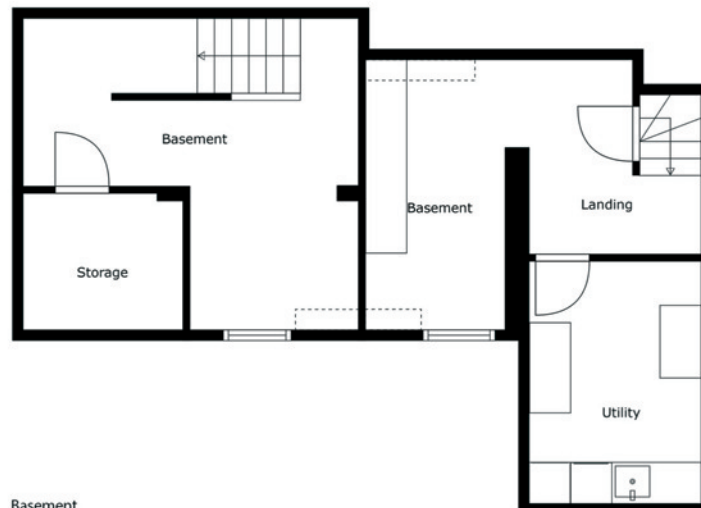
16 Bladon Park



Ground Floor

14 Bladon Park

16 Bladon Park



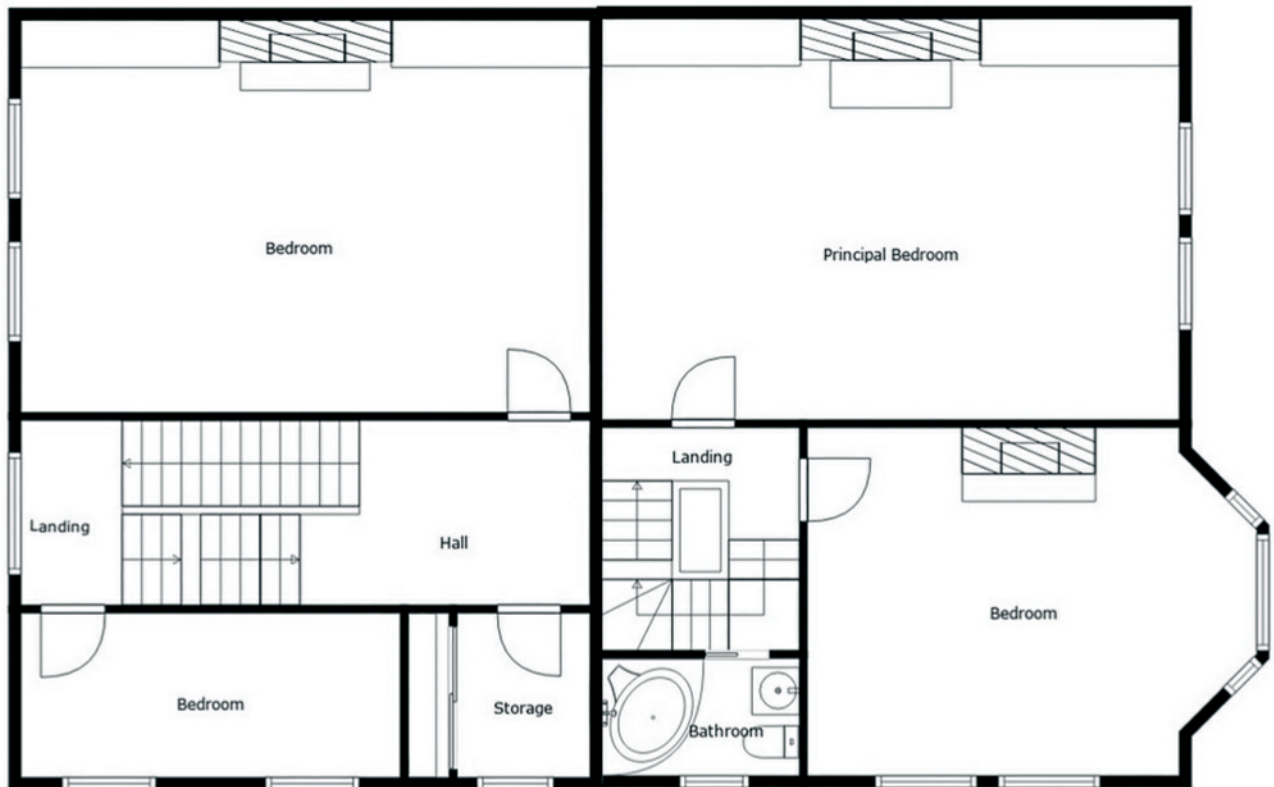
Basement

14 Bladon Park

16 Bladon Park



Second Floor



First Floor



Location:

Coming from Belfast after intersection Malone Road and Stranmillis Road take second Road on left hand side before Bladon Drive into Bladon Park.

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Lisburn - 028 92 66 1700

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