



This delightful, ground floor apartment occupies a quiet and very popular residential location just off the Malone Road and is extremely convenient to the many amenities in the area including those on the Malone and Lisburn Roads and walking distance to many local amenities. It has a unique offering with its own beautifully landscaped and south facing rear garden.

The apartment has a homely lounge to the front with feature fireplace and bay window, modern fitted kitchen and dining area with access to the rear garden, two good bedrooms and modern bathroom.

There is stoned driveway parking to the front for one car.

Rarely does the opportunity arise to purchase an apartment with so much on offer in the way of overall accommodation, outside space and location, thus this particular property will appeal to a wide range of buyers including the young and the old with early viewing a must.

Offers Over  
£225,000

Apt 1,  
59 Marlborough Park North,  
Belfast,  
BT9 6HL

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Viewing by  
appointment  
through agent  
028 9066 3030



- Unique Two Bedroom Ground Floor Apartment with Landscaped South Facing, Private Rear Gardens
- Entrance Porch
- Cloakroom/ Utility Space
- Entrance Hall with Cloaks/Storage
- Lounge with Wood Burning Stove, Bay Window and Feature Cornicing
- Modern Fitted Kitchen with Dining Area, Access to Rear Garden
- Two Bedrooms
- Modern Bathroom
- Gas Heating / Majority Double Glazed Windows
- Convenient to a Host of Amenities Including Lisburn & Malone Roads & Walking Distance of Many Local Amenities
- Stoned Car Parking for One Car
- Stunning, Landscaped and Private Rear Gardens with are South Facing
- Ideal for a Wide Range of Buyers



The Property Comprises:

Ground Floor

Hardwood front door and fan light to:

ENTRANCE PORCH: Ceramic tiled floor.

CLOAKROOM/UTILITY: Low flush wc, plumbed for washing machine, wash hand basin, gas boiler.

ENTRANCE HALL: Cloaks cupboard, under stairs storage.



LOUNGE: 17' 4" x 17' 3" (5.28m x 5.26m) Wooden floor, bay window. Wood burning stove, tiled hearth, wooden mantle, cornice ceiling, ceiling rose.



MODERN FITTED KITCHEN & DINING AREA: 19' 9" x 10' 2" (6.02m x 3.1m) Range of high and low level units, wooden work surfaces, old Belfast style double sinks, integrated fridge and freezer, range style cooker, extractor fan over, glazed splash back, integrated dishwasher, stainless steel splash back, ceramic tiled floor, double doors to rear.





BEDROOM (1): 17' 3" x 12' 6" (5.26m x 3.81m) Range of built-in wardrobes.



BEDROOM (2): 10' 0" x 6' 7" (3.05m x 2.01m)

MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with shower over, ceramic tiled floor, part tiled walls.

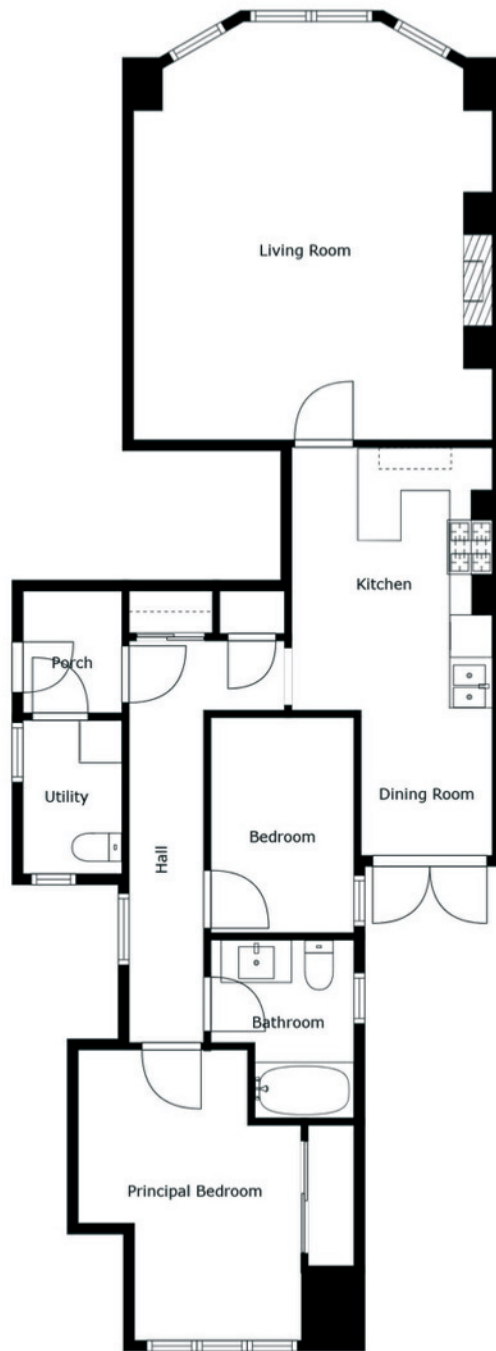


OUTSIDE

MANAGEMENT COMPANY: To be confirmed

SERVICE CHARGE: To be confirmed





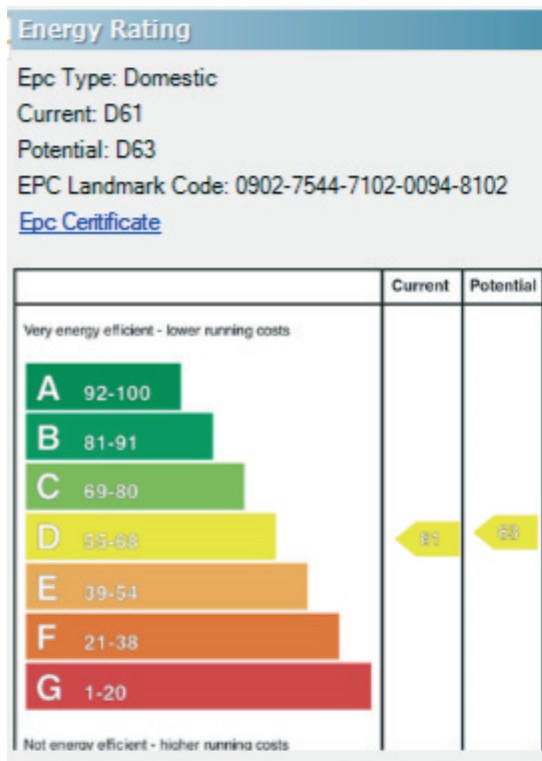
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From the Lisburn Road turn left at the Chelsea Wine Bar onto Marlborough Park and Marlborough Park North is on the left hand side.

Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)





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 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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