



This detached bungalow is situated on a south facing garden just off Osborne Park presents a unique chance to acquire a dwelling in this much sought after location.

The property is in need of modernisation and updating and there is an opportunity to convert upstairs subject to the necessary planning consents.

There is ample car parking for 2-3 cars on the driveway and the gardens to the front and rear are laid in lawns, complete with a patio area.

This home enjoys a desirable location in the Malone Conservation Area. There are an array of shops, restaurants and cafes on the Lisburn Road which are only a short stroll away.

Offers Over
£475,000

23 Osborne Park,
Malone Road,
BELFAST,
BT9 6JN

Viewing by
appointment
through agent
028 9066 3030

- Detached Bungalow Occupying a Level Site in the Conservation Area of South Belfast
- Living Room with Open Fire / Kitchen with Casual Dining Area
- 4 Bedrooms
- Driveway Parking for 2-3 Cars
- Site Accessed Via Laneway from Osborne Park (by right of way)
- Fabulous Situation on one of Malone's Most Sought After Parks with all Amenities Virtually on Your Doorstep
- Appealing to a Very Wide Variety of Buyers with Bungalows at a Premium in the Area
- Requiring Modernisation & Updating but Priced Accordingly

The Property Comprises:

Ground Floor

Hardwood front door to . . .

RECEPTION HALL: Built-in cupboard, access to partly floored roofspace via Slingsby type ladder with excellent opportunity to convert subject to the usual planning consents.

LIVING ROOM: 16' 8" x 14' 8" (5.08m x 4.47m) Stone fireplace with open fire.

KITCHEN: 20' 5" x 11' 4" (6.22m x 3.45m) Range of low level units, stainless steel double drainer, double sink unit with mixer taps, casual dining area, plumbed for washing machine, access to rear garden.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, built-in Triton electric shower unit with tiled splash back, low voltage spotlights, hotpress with copper cylinder.



BEDROOM (1): 12' 2" x 11' 2" (3.71m x 3.4m) Built-in cupboards.

BEDROOM (2): 13' 2" x 9' 0" (4.01m x 2.74m) Built-in cupboard leading to additional bedroom.

BEDROOM (3): 17' 2" x 9' 3" (5.23m x 2.82m)

ENSUITE FACILITIES: Coloured suite comprising low flush wc, vanity unit, built-in shower with Redring electric shower unit, built-in cupboard with oil fired boiler, access to rear garden.

BEDROOM (4): 9' 8" x 8' 4" (2.95m x 2.54m) Built-in cupboard.



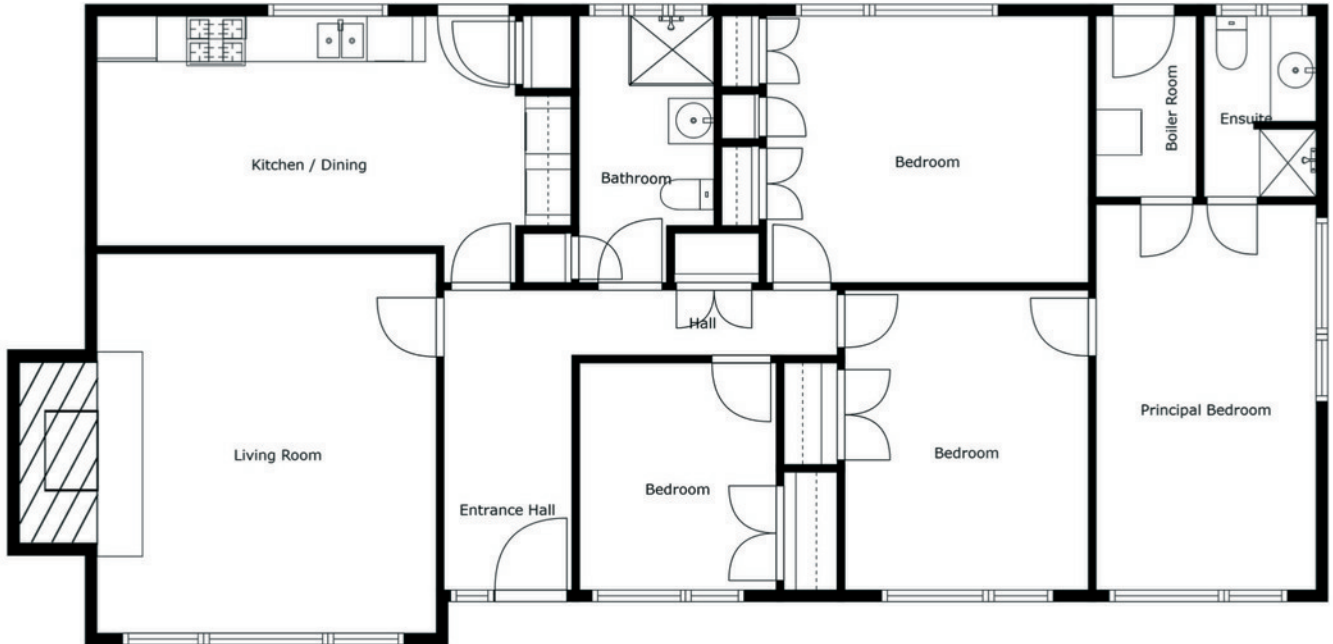
Outside

Front, side and rear gardens laid in lawns. Driveway with ample parking.

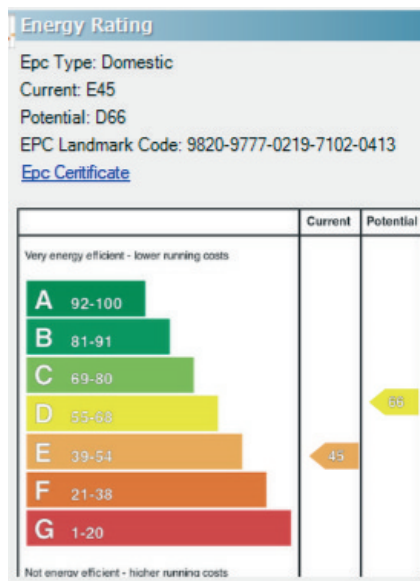


Location:

Heading out of Belfast on the Malone Road, Osborne Park is the first turn on the right immediately at St John's parish church, number 23 is located on the left hand side.



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
www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.