



This attractive, well presented home is situated in a prime residential location in a much sought after locality just off the Malone Road and Lisburn Road. It is walking distance from many amenities on the Lisburn Road including popular bars, restaurants, cafes and convenience shops. The location offers excellent ease of access for the commuter also.

The property has been extended to provide good sized accommodation which is bright and spacious throughout with a delightful modern finish and is perfectly complimented by the good sized surrounding gardens in lawns with trees, hedging and crazy paved patio, there is tarmac driveway parking to the front.

The area itself is well known as being amongst the most sought after in Belfast with many leading schools, public transport routes and the excellent amenities of the Lisburn Road only a few minutes walk away.

We expect demand to be high thus early viewing is encouraged.

Offers Over  
£575,000

16A Maryville Park,  
Belfast,  
BT9 6LN

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Viewing by  
appointment  
through agent  
028 9066 3030



- Modern Four Bedroom Detached Home with Delightful Surrounding Gardens, Walking Distance of the Lisburn Road
- Entrance Hall with Cloakroom/wc
- Lounge with Wood Burning Stove
- Open plan to Dining Room and Modern Fitted Kitchen with Range of Appliances
- Separate Utility Room
- Excellent Home Gym or Space for Home Working
- Four Well Proportioned Bedrooms
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Delightful Surrounding Gardens in Lawns with Trees and Hedging, Crazy Paved Patio Area
- Tarmac Driveway Parking to the Front and Rear Garage/Store
- Extremely Convenient Location and Within Walking Distance of Leading Schools, Range of Local Amenities, Popular Bars and Restaurants and Motorway Access for the Commuter

The Property Comprises:

Ground Floor

Composite front door to . .

ENTRANCE HALL: Laminate wood effect floor, cloaks area.



CLOAKROOM/WC: Low flush wc, vanity unit and wash hand basin, ceramic tiled floor.

LOUNGE: 19' 9" x 12' 8" (6.02m x 3.86m) Laminate wood effect floor, wood burning stove and granite hearth, bay window.



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Open plan to . . .

DINING ROOM: 11' 8" x 10' 1" (3.56m x 3.07m) Laminate wood effect floor.



Open plan to . . .

MODERN FITTED KITCHEN: 12' 0" x 11' 1" (3.66m x 3.38m) Range of high and low level unit, worksurfaces, single drainer stainless steel sink unit, integrated Nordmende dishwasher, integrated hob with extractor fan over, integrated Zanussi oven, integrated fridge freezer, part tiled walls and low voltage spotlights, laminate wood effect floor, built-in breakfast bar.

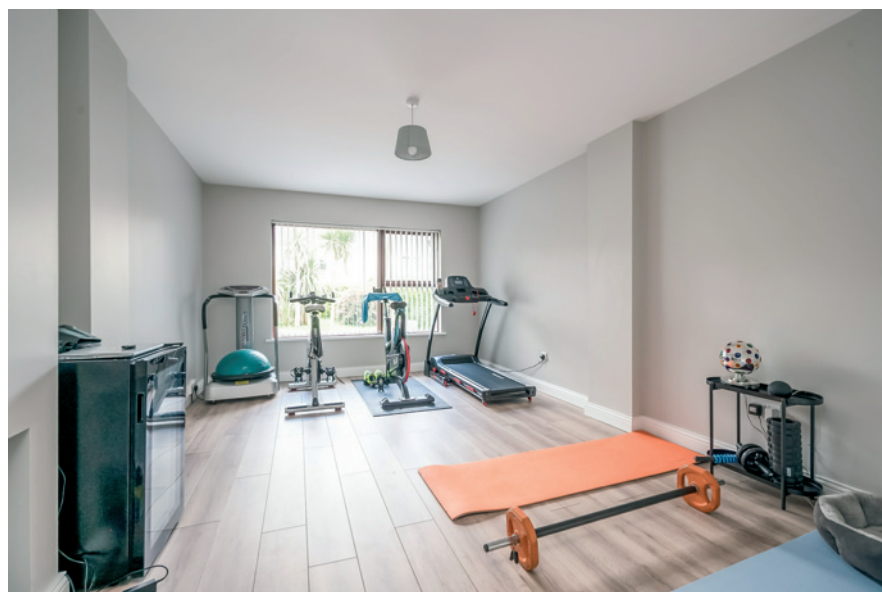




UTILITY ROOM: 12' 7" x 5' 11" (3.84m x 1.8m) Units, wood effect worksurfaces, single drainer sink unit, plumbed for washing machine, space for tumble dryer, gas boiler. uPVC door to rear.



HOME GYM/SITTING ROOM: 16' 10" x 11' 6" (5.13m x 3.51m) Laminate wood effect floor.



First Floor  
LANDING:



BEDROOM (1): 12' 7" x 12' 0" (3.84m x 3.66m) (at widest points) Bay window, laminate wood effect floor.



BEDROOM (2): 12' 1" x 10' 6" (3.68m x 3.2m) (at widest points) Laminate wood effect floor.



MODERN BATHROOM: White suite comprising low flush wc, vanity unit and wash hand basin, panelled bath, uPVC sheeted shower cubicle, part tiled walls, ceramic tiled floor, extractor fan.



BEDROOM (3): 12' 0" x 10' 4" (3.66m x 3.15m) Laminate wood effect floor, access to roofspace.



BEDROOM (4): 11' 0" x 8' 4" (3.35m x 2.54m) Laminate wood effect floor.

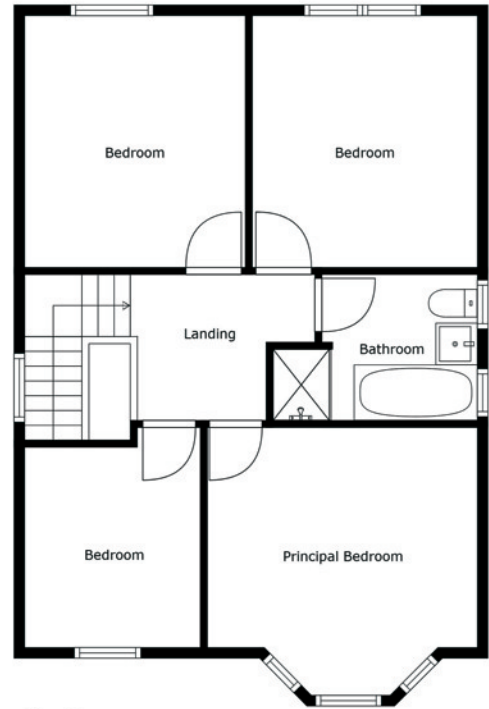
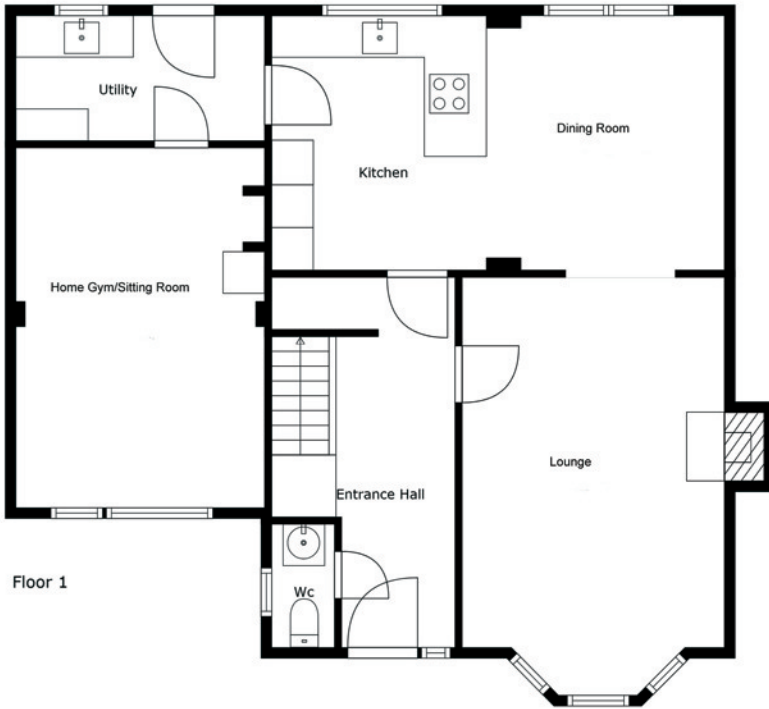
Outside

Entrance gated to tarmac driveway parking for 4/5 cars. South facing gardens in lawns with mature hedging, trees and bushes. Rear gardens in lawns with hedging, trees and crazy paved patio area.



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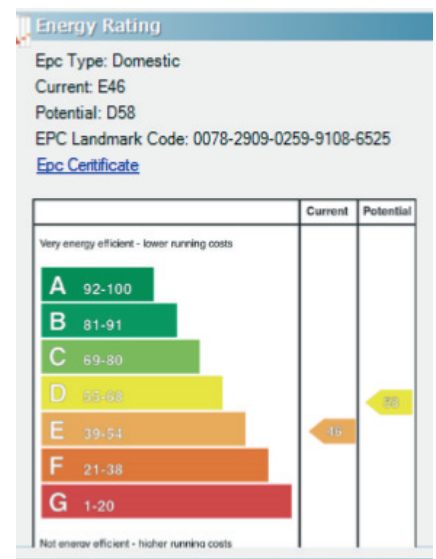


Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Heading out of the city on the Lisburn Road, Maryville Park is on the left hand side before the junction with Stockmans Lane.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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