



123 Malone Road,
BELFAST,
BT9 6SP

Offers Over
£625,000

Viewing by
appointment with
& through agent
028 90 663030



Superb detached family home situated on the Malone Road in South Belfast, hence the convenient access to local schools, hospitals, Queen's University and the City Centre will have wide ranging potential for prospective purchasers.

The accommodation comprises on the ground floor, a living room, home study, ground floor wc facility, magnificent modern kitchen open to adjoining casual dining area and family area.

In addition the property benefits from double glazed windows, gas fired central heating, utility room, westerly facing rear verandah/patio and lower garden area in lawn with mature boundaries.

We can highly recommend as potential inspection.



- **Superb detached family home in prime residential location**
- **Circa 2000 sq ft of well laid out and well proportioned accommodation**
 - **Living room, home office, ground floor wc**
- **Magnificent modern fitted kitchen open plan to casual family/dining area**
 - **Utility room**
 - **Gas fired central heating**
 - **Double glazed windows**
- **Four bedrooms (Principal with ensuite shower room)**
 - **Modern family bathroom**
- **Westerly facing verandah and lower garden area**
 - **Tarmac parking to front of property**

The Property Comprises:

Ground Floor

Composite front door with glazing to:

ENTRANCE HALL: Wood floor, panelled walls, under stairs storage.



CLOAKROOM/WC: White suite comprising low flush wc, pedestal wash hand basin, feature towel rail, ceramic tiled floor, panelled walls.

HOME OFFICE: 8' 4" x 7' 5" (2.54m x 2.26m) (at widest points). Door to rear. Low voltage spotlights, wood floor, cloaks area.



LOUNGE: 15' 7" x 15' 4" (4.75m x 4.67m) (at widest points and into bay). Wood burner, granite hearth, wood floor, low voltage spotlights, window shutters.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING AND DINING ROOM: 29' 7" x 13' 7" (9.02m x 4.14m) (at widest points). High gloss range of high and low level units, stone work surfaces. Integrated fridge/freezer, integrated four ring gas hob, stainless steel extractor fan over, part tiled walls. Integrated oven and microwave, island unit with storage. One and a half bowl single drainer sink unit, integrated dishwasher, wood floor, part panelled walls, low voltage spotlights. Sliding door to rear. Feature roof window.



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UTILITY ROOM: 4' 8" x 4' 8" (1.42m x 1.42m) High gloss range of units, single drainer stainless steel sink unit, gas boiler, plumbed for washing machine, wood floor, low voltage spotlights.

First Floor

LANDING: Panelled walls, wood floor, access to roofspace (partially floored).



PRINCIPAL BEDROOM: 13' 6" x 11' 6" (4.11m x 3.51m) (at widest points and to include ensuite).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, ceramic tiled floor, low voltage spotlights, towel rail, extractor fan.



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BEDROOM (2): 12' 7" x 11' 7" (3.84m x 3.53m) (at widest points). Wood floor, window shutters.



BEDROOM (3): 11' 7" x 8' 4" (3.53m x 2.54m) (at widest points). Window shutters.



BEDROOM (4)/DRESSING ROOM: 10' 4" x 9' 2" (3.15m x 2.79m) Range of built-in robes and storage.



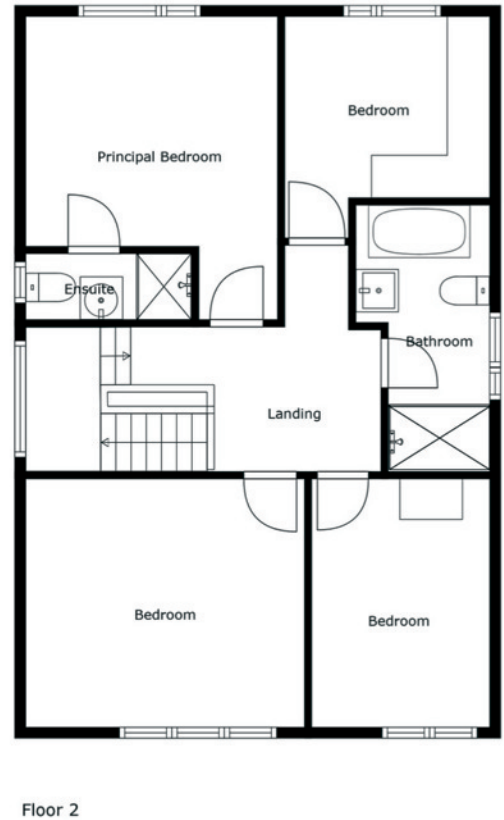
MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, free standing bath on claw feet, fully tiled shower cubicle, fully tiled walls, tiled floor. Heated towel rail, low voltage spotlights, extractor fan.



Outside

Private and enclosed rear gardens with paved patio with feature circular wall. Steps to rear lawn and boundary fencing.

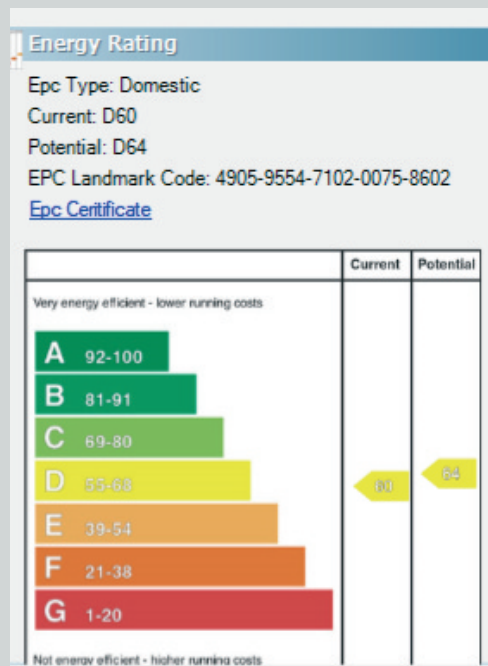




Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Malone Road from Stranmillis traffic lights heading into town past Cranmore Park. Property is second on the left.



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

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