



This attractive, semi-detached property occupies an excellent location in one of South Belfast's most sought after locations, walking distance of many amenities on the Lisburn Road including; shops, cafes, bars and restaurants and leading schools.

The property has been beautifully presented by its current owner to provide bright and spacious internal accommodation complemented externally by a delightful rear garden with patio area. There are front gardens in lawns, driveway parking and a detached garage.

All in all a delightful home which is sure to attract the interest of a wide range of prospective purchasers and internal inspection is highly recommended.

Offers Over
£375,000

29 Marlborough Park
Central,
Belfast,
BT9 6HN

Viewing by
appointment
through agent
028 9066 3030

- Attractive, Well Presented Semi-Detached Home in Prime Location Walking Distance of the Lisburn Road
- Entrance Porch and Hall
- Lounge with feature Fireplace and Bay Window
- Modern Fitted Kitchen with Range of Integrated Appliances Open plan to Dining Room
- Three Well Proportioned Bedrooms
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Delightful, Easily-Maintained Private Rear Garden with Paved Patio Area and Boundary Hedging
- Driveway Parking and Detached Garage
- Broad Range of Amenities on the Lisburn Road Including; Shops, Cafes, Bars and Restaurants, Public Transport



The Property Comprises:

Ground Floor

Composite front door and fan light to:

ENTRANCE PORCH: Hardwood door and glazing to:

ENTRANCE HALL: Cloaks, ceramic tiled floor.

UTILITY CUPBOARD: Plumbed for washing machine.



LOUNGE: 13' 2" x 12' 9" (4.01m x 3.89m) (at widest points). Hardwood floor, marble fireplace with exposed brick inset, slate hearth, Stovax multi-fuel fire, picture rail, bay window.



DINING ROOM OPEN PLAN TO MODERN FITTED KITCHEN:: 19' 7" x 10' 8" (5.97m x 3.25m) (at widest points, overall measurement). Wood floor, built-in shelving, gas boiler.

Range of high and low level units, quartz work surfaces, copper one a half bowl sink unit, quartz drainer. Induction hob, extractor fan over, integrated double oven, integrated fridge/freezer, integrated dishwasher, engineered oak floor, low voltage spotlights. Four point locking double glazed door to rear.



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First Floor

LANDING: Access to roofspace (floored and Velux window).



MODERN BATHROOM: White suite comprising low flush wc, vanity unit, wash hand basin, heated bluetooth mirror, fully tiled shower cubicle and drencher shower, free standing bath and telephone hand shower, fully tiled walls, ceramic tiled floor, heated towel rail, low voltage spotlights.



BEDROOM (1): 10' 9" x 10' 8" (3.28m x 3.25m) Built-in robe, picture rail.



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BEDROOM (2): 10' 9" x 10' 8" (3.28m x 3.25m) Picture rail.

BEDROOM (3): 8' 9" x 7' 2" (2.67m x 2.18m) Built-in robe.



Outside

Seeded front garden with beds.

Gates and concrete driveway parking to:

DETACHED GARAGE: Up and over door.

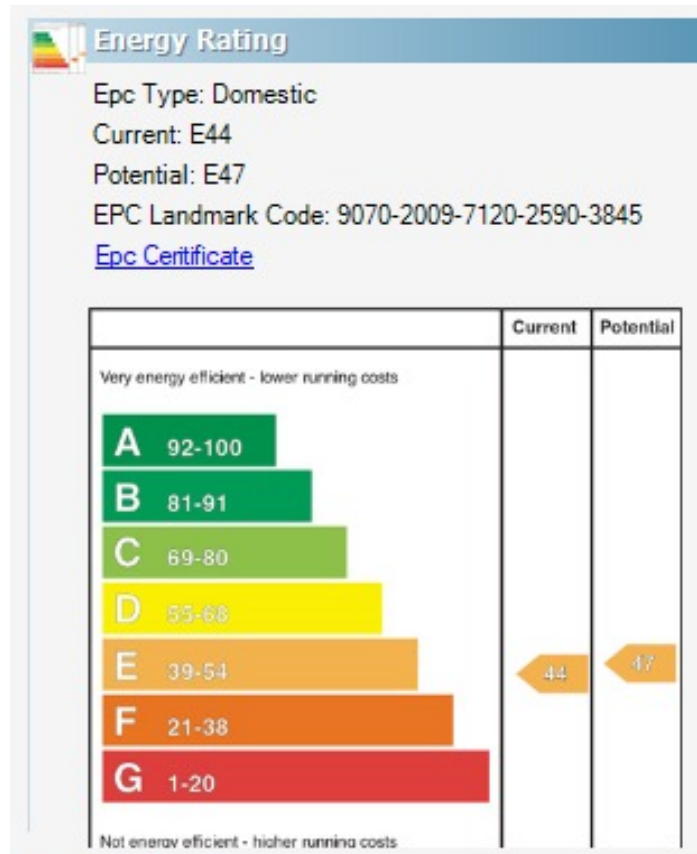
Easily maintained garden with bordered hedging and paved patio area.





Location:

Heading out of Belfast on the Lisburn Road, Marlborough Park is on the left hand side after the police station.



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

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