



## 7 Maryville Park, Belfast, BT9 6LN

**Price Guide £750,000**

This beautiful red brick, Victorian semi-detached house is located on the popular Maryville Park in South Belfast. Presented to a high standard throughout, this fine home has been meticulously cared for by its current owners with many original features in place while also benefitting from an excellent ground floor extension which comprises an open plan kitchen / living / dining space along with utility and W.C. An ideal home for the growing family there are two spacious reception rooms along with five generous bedrooms (master with en-suite shower room) and luxury family bathroom suite. Gas fired central heating along with double glazed sliding sash windows are both in place. Externally, the property benefits from a large side with ample off street parking, enclosed south facing garden in lawn with patio areas and detached garage. 7 Maryville Park is within walking distance to the many cultural and social amenities of the Lisburn Road along with leading schools, excellent transport links and Belfast City Centre all within easy reach. Viewing is recommended to appreciate this magnificent home.

- Victorian Red Brick Semi-Detached Home
- Drawing Room & Living Room
- Luxury Family Bathroom Suite
- South Facing Garden To Rear In Lawn Along With Patio Areas
- Within Walking Distance To The Shops, Cafes & Restaurants Off The Lisburn Road Along With Leading Primary & Post Primary Schools
- Five Generous Bedrooms (Master With En-suite Shower Room)
- Extended Kitchen / Living / Dining Room Along With Utility Room & Downstairs W.C
- Gas Fired Central Heating With Condensing Boiler / Sliding Sash Double Glazed Windows / Alarm System
- Detached Garage, Ample Off Street Parking & Electric Gates
- An Ideal Family Home In The Heart Of BT9

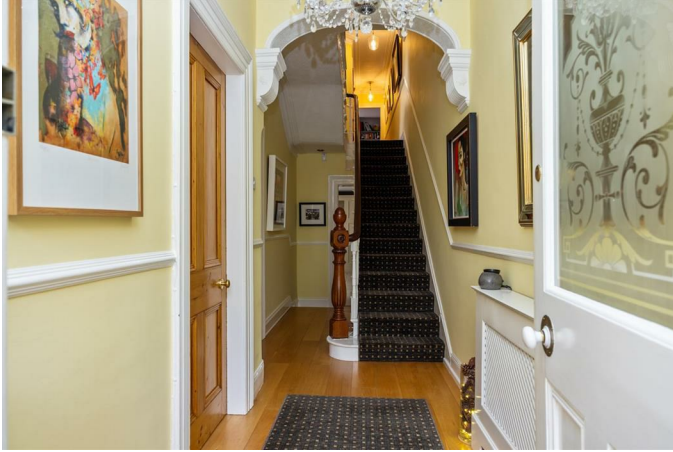
Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-80) C	(55-68) D
(45-54) E	(35-44) F	(15-29) G	
Not energy efficient - higher running costs		66	70
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Glass panelled hardwood front door, tiled porch.

**RECEPTION HALL**



Hardwood door with glass panel inset, storage under stairs, solid oak floor.

**DRAWING ROOM 15'5" x 13'5" into bay (4.7 x 4.1 into bay)**



Solid oak Parquet floor, attractive fireplace surround, built in shelving & storage, cornice ceiling, ceiling rose, picture rail.

**LIVING ROOM 15'5" x 13'1" into bay (4.7 x 4.0 into bay)**



Ceiling rose, picture rail, cornice ceiling, attractive fireplace.

**KITCHEN / LIVING / DINING 27'6" x 19'0" at widest points (8.4 x 5.8 at widest points)**



Range of high and low level units, Corian & granite work tops, stainless steel mixer tap, 'Rangemaster' cooker, integrated microwave, tiled floor, larder, double doors to patio, tiled floor, recessed spotlighting.





### UTILITY 15'5" x 6'2" (4.7 x 1.9)

High and low level units, Belfast sink, plumbed for washing machine, dryer, gas fired boiler.

### W.C

Low flush W.C, wash hand basin with storage below, tiled floor.

### ON THE FIRST FLOOR

### BEDROOM ONE 19'0" x 15'5" into bay (5.8 x 4.7 into bay)



Picture rail, cornice ceiling.

### EN-SUITE



Low flush W.C, walk in electric shower, wash hand basin with storage below, tiled floor.

### BEDROOM TWO 13'1" x 12'9" (4.0 x 3.9)



Solid wood floor; picture rail, cornice.

### BEDROOM THREE 10'2" x 9'10" (3.1 x 3.0)



Wood floor, built in shelving & workspace.

## BATHROOM



Luxury bathroom suite comprising free standing bath, walk in shower with rainfall shower head, low flush W.C, wash hand basin with storage below, wall mounted storage unit, chrome wall mounted radiator, recessed spotlighting.

## ON THE SECOND FLOOR

Linen cupboard off landing.

## BEDROOM FOUR 19'0" x 12'9" (5.8 x 3.9)



Solid wood floor.

## BEDROOM FIVE 12'9" x 12'5" (3.9 x 3.8)



## OUTSIDE



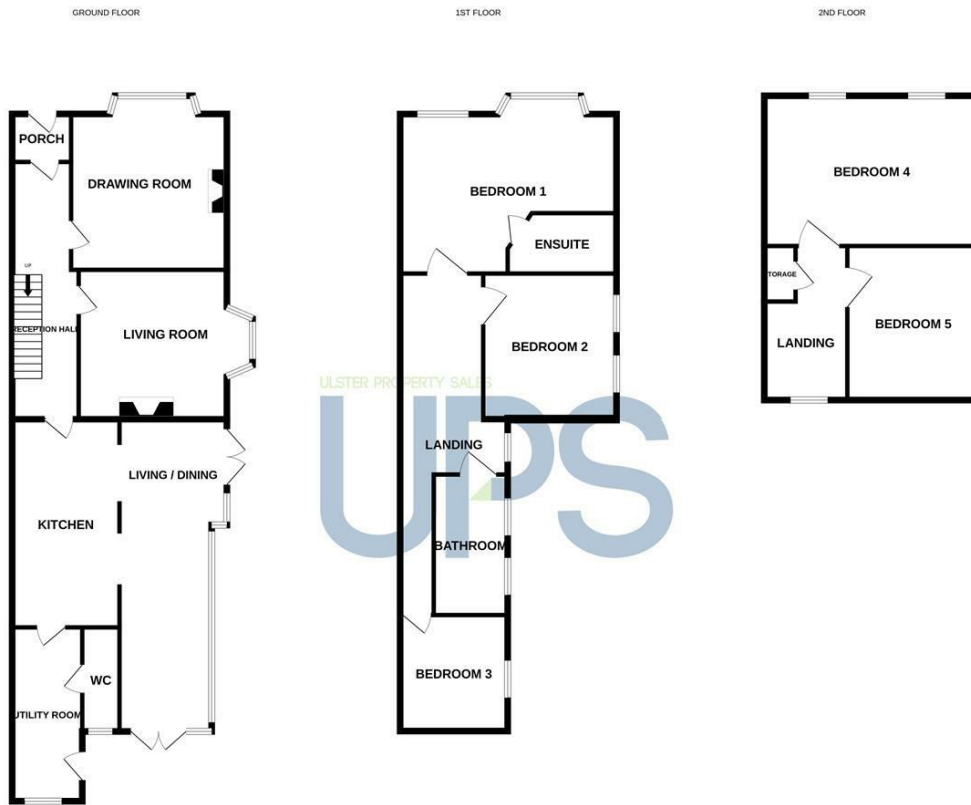
South facing rear garden in lawn with patio areas. Spacious driveway to front and side providing ample off street parking, electric gates. Outside lighting, water taps.



## DETACHED GARAGE 24'7" x 15'1" (7.5 x 4.6)

Electric door.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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