

TEMPLETON
ROBINSON



76 Harberton Park,
BELFAST,
BT9 6TT

Offers Over
£745,000

Viewing by
appointment with
& through agent
028 90 663030



This most attractive, detached residence occupies a delightful position just off the Upper Malone Road in one of the most desirable tree lined parks. It is convenient to leading schools, recreational facilities and many other amenities. It has been immaculately cared for by the current owners and offers delightful landscaped gardens to the front and rear.

Internally the accommodation is well presented throughout and offers adaptable accommodation. There are three separate reception rooms, modern fitted kitchen with dining area, home office/bedroom on the ground floor, downstairs wc and a utility

room. There are four bedrooms, with a large principal bedroom to the rear with ensuite bathroom and further modern shower room.

The spacious gardens to the rear are delightful, landscaped gardens in lawns, extensive paved patio area and boundary hedging with beds in shrubs, trees and bushes. There is excellent parking to the front and side and a detached garage.

A beautiful, spacious home for which we expect high demand.



- Attractive Detached Home with Beautiful Landscaped Front & Rear Gardens in Lawns with Beds in Shrubs and Bushes
 - Entrance Hall
 - Lounge and Sitting Room to the Front
 - Modern Fitted Kitchen with Dining Area with Access to Rear Garden
 - Drawing Room with Feature Sandstone Fireplace
 - Separate Utility Room and Cloakroom w/c
 - Home Office / Bed 5
 - Four Bedrooms, Large Principal with Ensuite Bathroom
 - Additional Modern Shower Room
 - Oil Fired Central Heating / Double Glazed Windows
 - Excellent Tarmac Driveway Parking to the Front & Side and Detached Garage
- Beautiful & Mature Rear Gardens in Lawns with Beds in Shrubs, Bushes & Trees, Extensive Paved Patios
- A Short Drive From Many Local Amenities Including; Shops, Restaurants, Public Transport & Leading Primary & Grammar Schools
 - Immaculately Cared for Family Home

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Ceramic tiled floor. Composite front door to:

ENTRANCE HALL: Solid wooden floor, cornice ceiling.



SITTING ROOM: 11' 11" x 11' 4" (3.63m x 3.45m) (at widest points). Cornice ceiling.



LOUNGE: 16' 8" x 11' 4" (5.08m x 3.45m) (at widest points). Polished wood fireplace with cast iron inset, gas coal effect fire, slate hearth, solid wooden floor. Cornice ceiling.



MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 17' 8" x 14' 5" (5.38m x 4.39m) (at widest points). Range of high and low level units, corian work surfaces and drainer. One and a half bowl stainless steel sink unit, range cooker, gas hob, stainless steel splashback, extractor fan over, integrated dishwasher, ceramic tiled floor, low voltage spotlights, glazed doors to patio.



INNER HALLWAY/UTILITY: Ceramic tiled floor, range of units, work tops, single drainer stainless steel sink unit, plumbed for washing machine.



CLOAKROOM/WC: (at widest points). White suite comprising low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor.

OFFICE: 14' 4" x 7' 5" (4.37m x 2.26m) (at widest points).

DRAWING ROOM: 26' 6" x 18' 5" (8.08m x 5.61m) Sandstone fireplace with gas coal effect fire, slate hearth, bar area with shelving, large feature bay window overlooking garden.



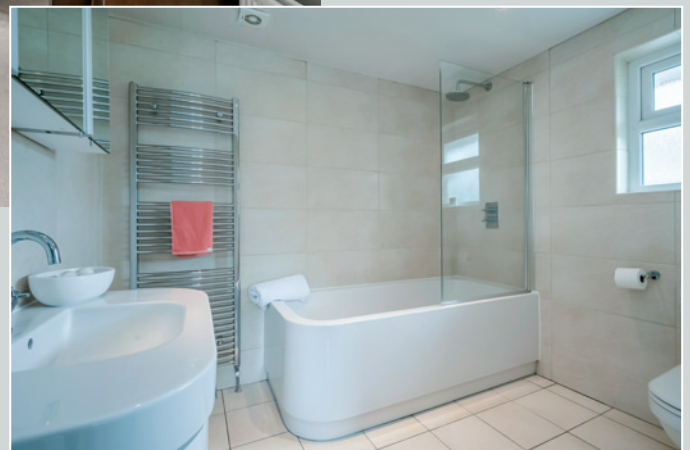
First Floor

LANDING: Built-in robes with sliding door, hotpress, access to roofspace (partially floored and insulated).



PRINCIPAL BEDROOM: 15' 8" x 15' 2" (4.78m x 4.62m) (at widest points).

ENSUITE BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with drencher shower over, fully tiled walls, ceramic tiled floor. Tongue and groove ceiling. Low voltage spotlights, heated towel rail.



BEDROOM (2): 14' 4" x 11' 4" (4.37m x 3.45m) (at widest points).



SHOWER ROOM: White suite comprising low flush wc, wash hand basin, uPVC sheeted shower cubicle with electric shower, part tiled walls, laminate wooden floor, heated towel rail, extractor fan.



BEDROOM (3): 11' 2" x 9' 7" (3.4m x 2.92m) (at widest points). Storage cupboard.

BEDROOM (4): 8' 9" x 7' 4" (2.67m x 2.24m) (at widest points).



Outside

Driveway parking for several cars and archway to:

DETACHED GARAGE: 16' 2" x 10' 3" (4.93m x 3.12m) Up and over door, oil boiler.

Private and enclosed rear garden in lawns with well-stocked beds in shrubs, bushes and trees.

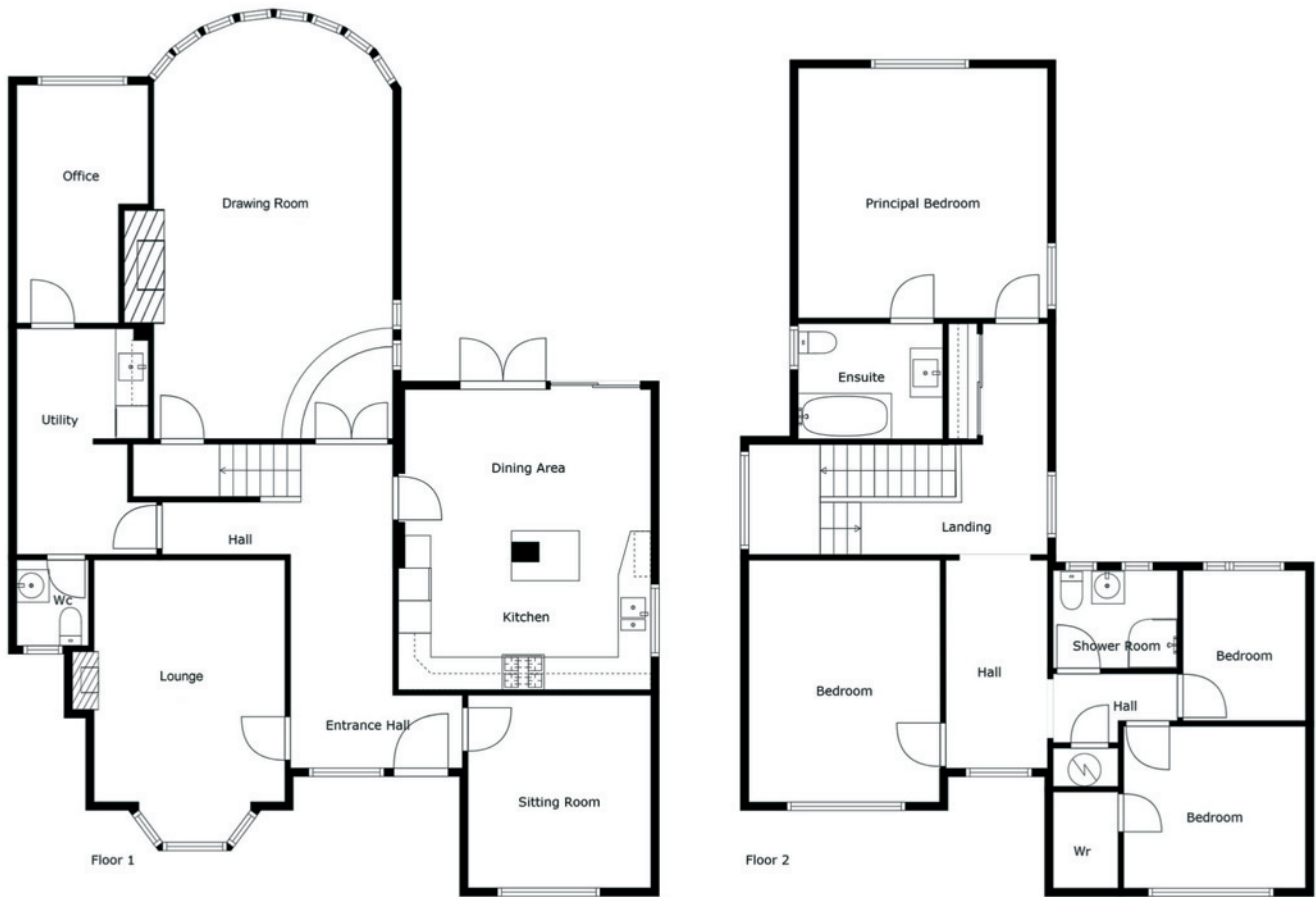
Various feature patio areas. Wooden shed.



Telephone 028 9066 3030

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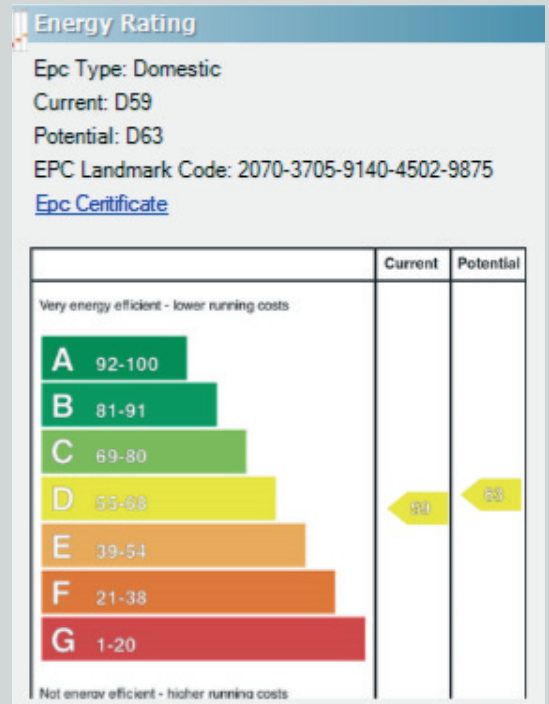




Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Balmoral Avenue heading towards Malone Road, Harberton Park is on the right hand side.



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