

TEMPLETON  
ROBINSON



6 Cranmore Park,  
Malone Road,  
Belfast,  
BT9 6JG

Offers Over  
£585,000

Viewing by  
appointment with  
& through agent  
028 90 663030



This charming, detached home is located in one of South Belfast's most prestigious parks. It benefits from delightful, tiered and landscaped rear gardens which are well stocked with shrubs and bushes, front lawns and driveway parking,

The property offers super family accommodation. It briefly comprises; spacious entrance hall with cloakroom, lounge and separate dining room with feature fireplaces, fitted kitchen and further sitting room/home office.

There are four well proportioned bedrooms and a modern bathroom and separate wc.

Ideally positioned at the Malone Road end of Cranmore Park, the property is in close proximity to leading primary and secondary schools, the Lisburn Road with all the amenities it has to offer. With all this fine home has to offer we encourage a viewing at your earliest convenience.

Priced to allow for some modernisation, we expect demand to be high.



- **Detached Home in a Popular Malone Road Park, Walking Distance of Leading Schools and Lisburn Road Amenities**
  - **Spacious Entrance Hall and Cloakroom w/c**
  - **Lounge and Dining Room with Feature Fireplaces**
    - **Casual Sitting Room or Home Office**
  - **Good Sized Fitted Kitchen with Access to Rear Garden**
    - **Four Well Proportioned Bedrooms**
    - **Modern Bathroom and Separate w/c**
  - **Oil Fired Central Heating / Single Glazed Windows**
- **Driveway Parking for Two Cars, Delightful Lawns and Beds in Shrubs and Bushes, Landscaped Tiered Gardens with Well Stocked Beds**
- **Ideally Positioned Close to Many Local Amenities Including Leading Schools, Drumglass Park, Public Transport and Shops/Cafes**

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The Property Comprises:

## Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE PORCH: Ceramic tiled floor.

ENTRANCE HALL: Parquet floor.



CLOAKROOM: Low flush wc, wash hand basin, ceramic tiled floor.

LOUNGE: 18' 4" x 13' 2" (5.59m x 4.01m) Parquet floor, tiled fireplace with wooden mantle, bay window.



DINING ROOM: 16' 6" x 14' 2" (5.03m x 4.32m) Parquet floor, tiled fireplace, cornice ceiling.



FITTED KITCHEN: 12' 11" x 12' 9" (3.94m x 3.89m) Range of wooden high and low level units, stainless steel sink and drainer, integrated oven and hob, plumbed for washing machine, space for dishwasher, integrated fridge freezer, part tiled walls, ceramic tiled floor, door and glazing to rear.



SITTING ROOM/HOME OFFICE: 11' 10" x 11' 6" (3.61m x 3.51m) Tiled fireplace, parquet floor, cornice ceiling, bay window.



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## First Floor

LANDING: Stained glass window, hotpress. Access to roofspace.



BEDROOM (1): 18' 6" x 12' 11" (5.64m x 3.94m) Cornice ceiling. Tiled fireplace, bay window.

BEDROOM (2): 15' 3" x 12' 10" (4.65m x 3.91m) Tiled fireplace, cornice ceiling.

BEDROOM (3): 12' 3" x 9' 7" (3.73m x 2.92m) Tiled fireplace, cornice ceiling.

BEDROOM (4): 13' 1" x 8' 11" (3.99m x 2.72m) Cornice ceiling.



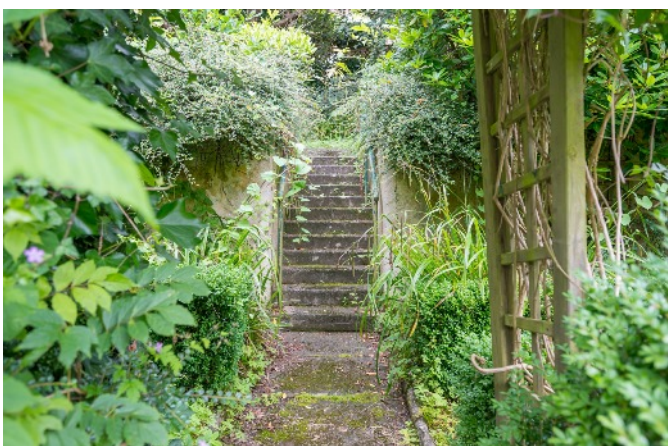
MODERN BATHROOM: White suite comprising panelled bath, fully tiled shower cubicle, pedestal wash hand basin, heated towel rail, low voltage spotlights.

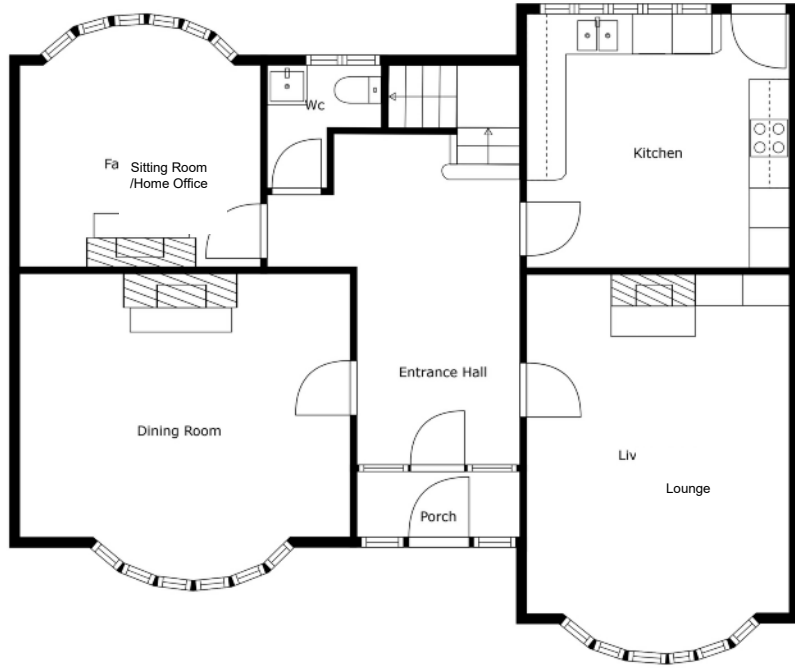
SEPARATE WC: Low flush wc, panelled walls, laminate wood effect floor.



## Outside

Entrance gates to tarmac driveway parking for two cars. Landscaped front gardens in lawns with well stocked beds in shrubs, trees and bushes. Paved patio area, steps to delightful, well stocked, mature garden in lawns, patio over garage, oil fired boiler and uPVC oil tank.





Sizes And Dimensions Are Approximate. Actual May Vary.



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