

TEMPLETON  
ROBINSON



184A Malone Road,  
Belfast,  
BT9 5LP

Offers Over  
£695,000

Viewing by  
appointment with  
& through agent  
028 90 663030



This attractive, recently constructed semi detached family home is situated in one of Belfast's most sought after residential locations. It is finished to an exceptional standard throughout.

Combining many traditional architectural features with modern contemporary design, the property offers generously proportioned and bright accommodation comprising a superb modern kitchen, open plan dining and living room. There are four well proportioned bedrooms three with ensuite facilities and modern bathroom.

This fine home is further complimented by an enclosed rear patio and garden and gated

car parking for two cars. Ideally positioned at the Malone Road, the property is ideally situated in close proximity to leading primary and secondary schools, recreational facilities and the thriving Lisburn Road with its diverse shops and cafes and into the City or Main Motorway Network.

As recent sales in this locality have proved extremely popular, early viewing is strongly recommended. The finish of this fine home is incredible and needs to be seen to be appreciated.



- Stunning, Four Bedroom Semi-Detached Home, Finished to an Exceptional Standard Throughout
  - Entrance Hall
    - First Floor Lounge with feature Fireplace and Double Doors to Balcony
      - Bedroom Four on the First Floor
      - Modern Family Bathroom
  - Impressive Contemporary Fitted Kitchen with Range of Appliances Open Plan to Casual Living/  
Dining Room
    - Utility Room and Cloakroom wc
- Charming Drawing Room with Delightful Views and Coffee Dock Area and bespoke Built in Furniture and feature Gas Fire
- Three Well Proportioned Bedrooms all with Ensuite Shower Room, Principal Bedroom with Dressing Room
  - Gas Heating / Double Glazed Windows
  - Gated Driveway Parking for Two Cars
- Delightful Rear Patio Gardens to the Rear Accessed from the Luxury Kitchen
- Only a short walk from an array of shops, restaurants, cafes on the Lisburn Road and Queens University, Belfast Hospitals and the City Centre

## Ground Floor

Hardwood front door and glazing to . .

ENTRANCE HALL: Tiled floor, store cupboard.

LOUNGE: 18' 2" x 15' 4" (5.54m x 4.67m) Attractive fireplace with granite hearth and wood burning effect gas fire, cornice ceiling, wooden floor, double doors and glazing to paved balcony.



MODERN BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle and drencher, free standing bath and head shower, vanity unit and wash hand basin, heated towel rail, part tiled walls, ceramic tiled floor, extractor fan.

SITTING ROOM/BEDROOM (4): 13' 10" x 11' 1" (4.22m x 3.38m) (into bay) Window shutters.



## Lower Level

HALLWAY: Ceramic tiled floor.

Sliding door and glazing to . . .

MODERN FITTED KITCHEN: 30' 1" x 15' 3" (9.17m x 4.65m) (at widest points) High gloss range of high and low level units, Quartz worksurfaces, integrated Bosch double ovens, Neff hob, integrated fridge freezer, wine fridge, large island unit with Quartz worksurfaces, 1.5 bowl stainless steel sink unit with mixer taps, integrated dishwasher, breakfast bar, ceramic tiled floor, Quartz splashback. Feature lighting, low voltage spotlights, extractor fan, sliding door to enclosed paved patio garden.



CLOAKROOM/WC: Low flush wc, vanity unit and wash hand basin, part tiled walls, ceramic tiled floor.

UTILITY ROOM: 10' 6" x 7' 0" (3.2m x 2.13m) (at widest points) High gloss range of high and low level units, work surfaces, stainless steel sink, plumbed for washing machine and space for tumble dryer, ceramic tiled floor, understairs storage.

## First Floor

LANDING:

DRAWING ROOM: 22' 5" x 15' 4" (6.83m x 4.67m) (at widest points) Wooden floor, feature gas fire, built-in cupboard faux balcony.



PRINCIPAL BEDROOM: 17' 10" x 11' 5" (5.44m x 3.48m) (at widest points into robe) Twin walk-in dressing rooms, airing cupboard.



ENSUITE BATHROOM: White suite comprising low flush wc, vanity unit, wash hand basin, panelled bath with head shower, fully tiled shower cubicle and drencher shower head, fully tiled walls, tiled floor, heated towel rail, low voltage spotlights, window shutter.



## Second Floor

LANDING: Access to roofspace.

BEDROOM (2): 18' 0" x 10' 0" (5.49m x 3.05m) (at widest points) Built-in furniture and cupboards, window shutters.



SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with drencher shower head, fully tiled walls, ceramic tiled floor, heated towel rail.



BEDROOM (3): 22' 6" x 11' 0" (6.86m x 3.35m) (at widest points) Built-in furniture and cupboards.





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



Outside

Enclosed paved rear patio garden.

2 car parking spaces and 1 visitor space shared between 2 houses.



Telephone 028 9066 3030  
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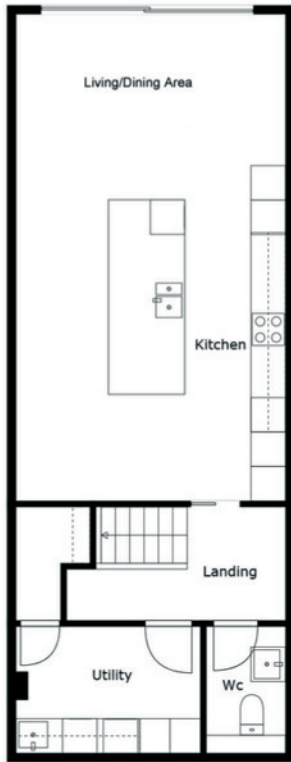


MANAGEMENT COMPANY: To be confirmed.

SERVICE CHARGE: To be confirmed.

Location:

From Malone Road, go towards the roundabout and number 184a is on the left hand side behind gates.



Floor 1



Floor 2



Floor 3



Floor 4

Sizes And Dimensions Are Approximate. Actual May Vary.

### Energy Rating

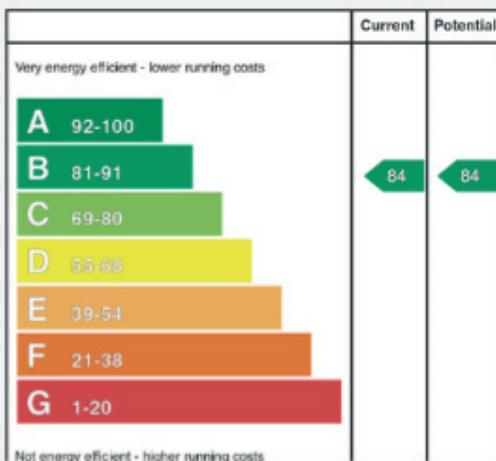
Epc Type: Domestic

Current: B84

Potential: B84

EPC Landmark Code: 9504-6277-0039-8300-5413

[Epc Certificate](#)



Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

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