

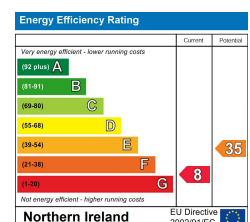


## 109 Marlborough Park South, Belfast, BT9 6HW

**Price Guide £450,000**

Constructed circa 1898 and designed by Henry Seaver, this Victorian semi - detached red brick home offers character & charm throughout. The spacious and well proportioned accommodation comprises reception hall, drawing room, lounge, dining room & kitchen, five excellent bedrooms along with bathroom suite, separate W.C & storage. Externally the property benefits from a front and side garden and enclosed yard with storage. This is a prime opportunity for an individual to put their own stamp and enhance a property to a desired specification. Marlborough Park South is a secure friendly environment close to all educational, cultural & recreational amenities associated with South Belfast. The property is also within walking distance of the exclusive boutiques, restaurants & coffee shops on the Lisburn Road.

- Substantial Red Brick Semi-Detached Home
- Five Spacious Bedrooms
- Front & Side Garden In Lawn
- A Blank Canvas With Potential For A Forever Family Home
- Generous Accommodation Throughout
- Drawing Room, Lounge, Dining & Kitchen
- Sought After Location In The Heart Of South Belfast
- First Floor Bathroom Suite, Ground Floor W.C



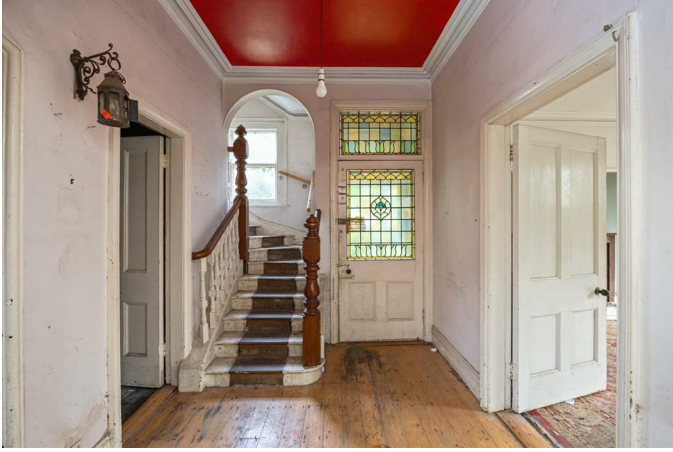
## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door to entrance porch.  
Original tiled floor.

#### RECEPTION HALL



Solid wood floor, hardwood door with Arts & Crafts stained glass window.

#### DRAWING ROOM 19'8" x 14'9" (6.0 x 4.5)



Bay window, fireplace with tiled hearth & inset, mahogany surround, picture rail & cornice ceiling.

#### LOUNGE 15'8" x 15'1" (4.8 x 4.6)



Tiled fireplace with wood surround, shelving and built in cupboards.

#### DINING ROOM 14'5" x 9'6" (4.4 x 2.9)

Tiled floor.

#### KITCHEN 13'5" x 13'5" (4.1 x 4.1)



Low level units.

#### CLOAKROOM

W.C.

### ON THE FIRST FLOOR



Arts and Crafts stained glass window.

**BEDROOM ONE 19'8" x 14'9" (6.0 x 4.5)**



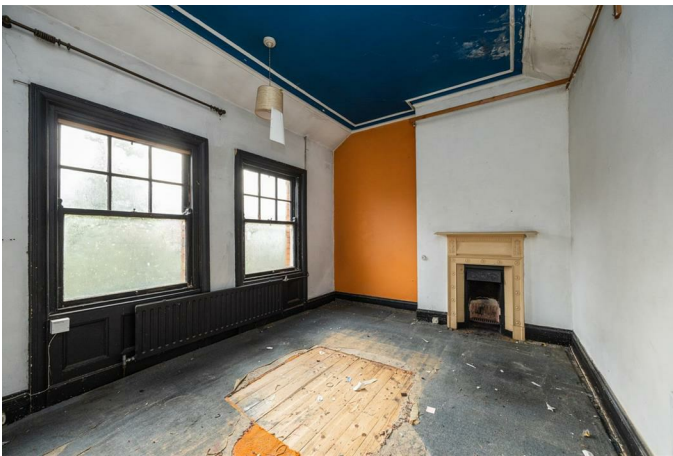
Bay window, pedestal wash hand basin.

**BEDROOM FOUR 12'5" x 9'10" (3.8 x 3.0)**



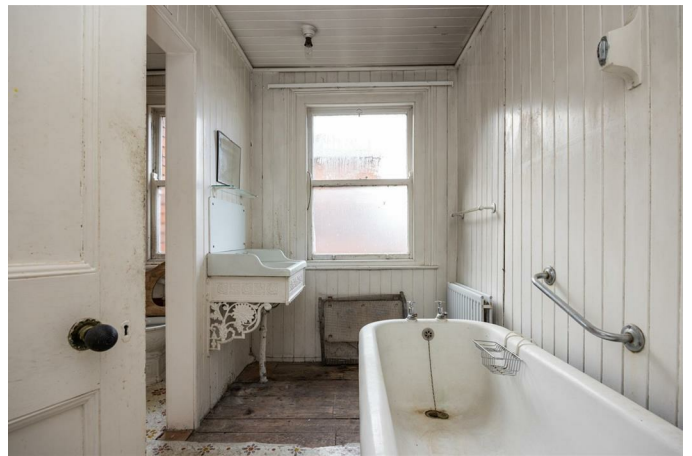
Fireplace.

**BEDROOM TWO 15'1" x 11'1" (4.6 x 3.4)**



Fire place.

**BATHROOM**



Wash hand basin, bath. W.C.

**BEDROOM THREE 14'5" x 10'9" (4.4 x 3.3)**



Pedestal wash hand basin, fireplace.

**LINEN CUPBOARD**

**ON THE SECOND FLOOR**

**BEDROOM FIVE 13'1" x 8'2" (4.0 x 2.5)**

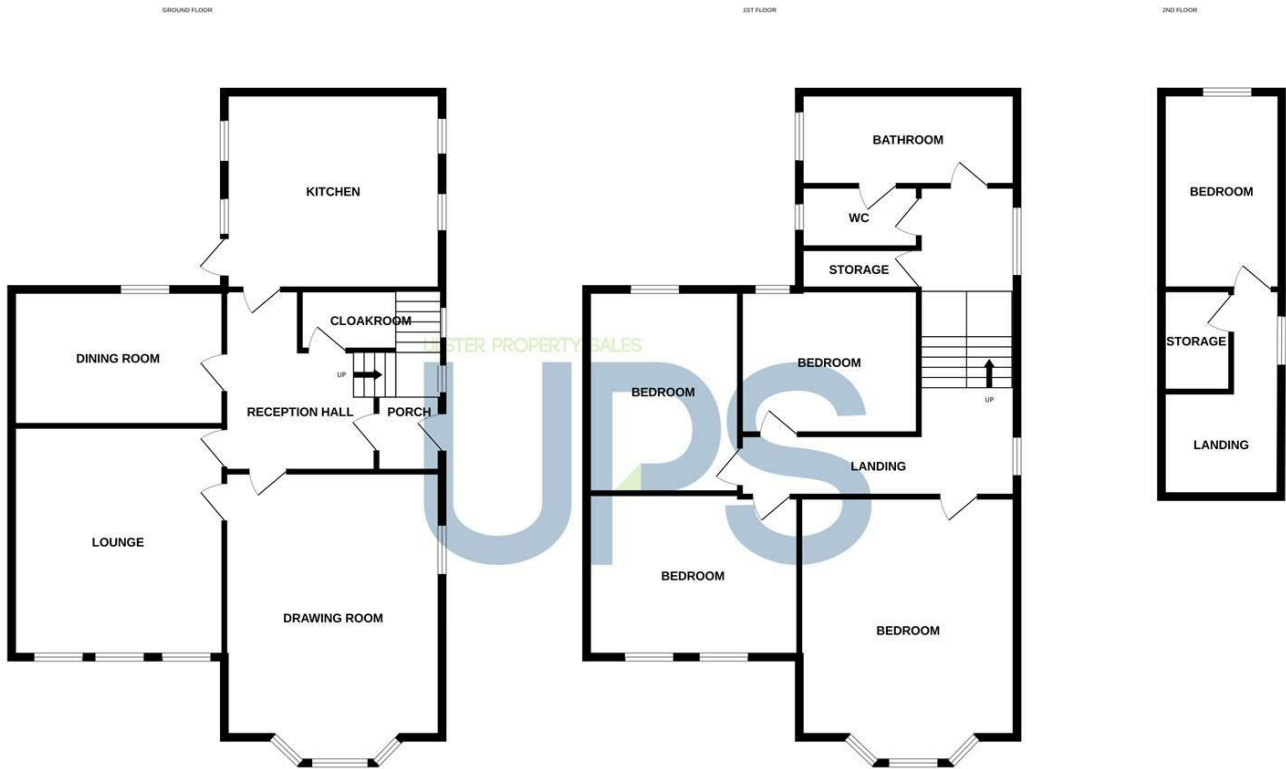
**STORAGE 7'2" x 7'2" (2.2 x 2.2)**

**OUTSIDE**



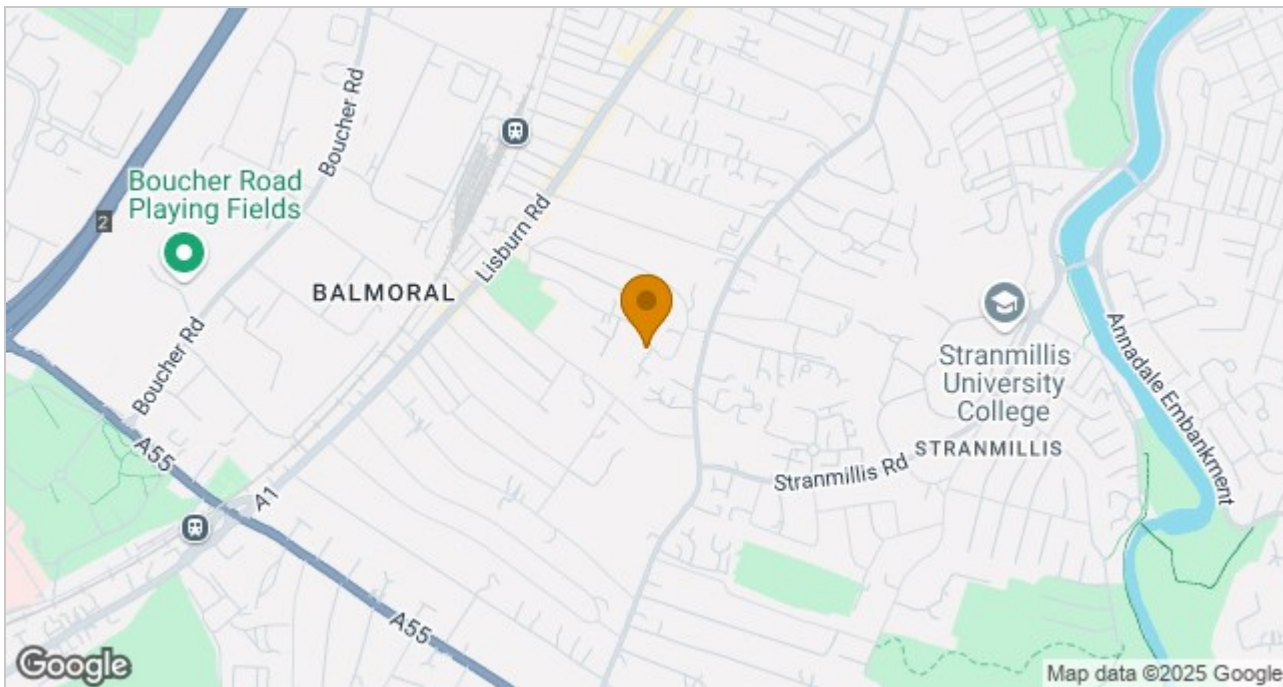
Enclosed garden to front & side. Rear yard with out house.

# 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.  
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# 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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