

11 Marlborough Gate,  
Malone, Belfast, BT9 6GB



Offers Over £399,950

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## KEY FEATURES

- Attractive Mid Townhouse Set Within Exclusive Malone Development
- Four Spacious Bedrooms
- Family Bathroom & Ensuite
- Open Plan Living / Kitchen / Dining Area
- First Floor Living Room With Feature Fireplace
- Basement Level With Games / Play Room
- Integral Garage
- Separate Utility Room
- Gas Fired Central Heating/Double Glazing
- High Standard of Finish & Presentation Throughout
- Enclosed Rear Garden With Sunny Aspect
- Parking For Two Cars
- Walking Distance To A Number Of Primary & Post Primary Schools
- Popular & Much Sought After South Belfast Location



## SUMMARY

The Marlborough Park area runs between the Malone and Lisburn Roads and is exceptionally well positioned in close proximity to excellent schooling, shopping facilities as well as the transport routes connecting Belfast City Centre and further afield.

This particular mid-townhouse offers exceptional well-appointed accommodation providing, 4 bedrooms, open plan living / kitchen / dining, first floor living room, family bathroom and ensuite, together with a superb basement room which can be utilised as an additional living space or a play room / games room.

Likely to be of interest to the young family or professional couple in today's market. We recommend immediate inspection of this superb property.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Entrance door. Oak flooring. Corniced ceiling. Low voltage spotlighting. Access to integral garage.

#### CLOAKROOM:

Low flush WC. Wash hand basin. Oak flooring.

#### INTEGRAL GARAGE:

Roller door. Light and power.





**KITCHEN / DINING AREA:**  
**16' 3" x 12' 1" (4.95m x 3.68m)**

'Robinsons' kitchen comprising of a range of high and low level units with marble work surfaces. 5 ring 'Neff' gas hob with under oven and extractor fan over. 'Neff' integrated fridge/freezer. Single drainer sink unit. 'Neff' integrated dishwasher. Spot lighting. Partially tiled walls. Corniced ceiling. Oak flooring. Open plan to:

**LIVING AREA:**  
**13' 6" x 10' 5" (4.11m x 3.18m)**

Oak flooring. Patio doors leading to outside.







## FIRST FLOOR

## LANDING

## CLOAKROOM:

Low flush WC. Pedestal wash hand basin. Tiled flooring.

## LIVING ROOM:

**16' 3" x 15' 5" (4.95m x 4.7m)**

Attractive feature marble fireplace with gas fire inset. Oak flooring. Corniced ceiling. Frazer Nolan shutters.

## MAIN BEDROOM;

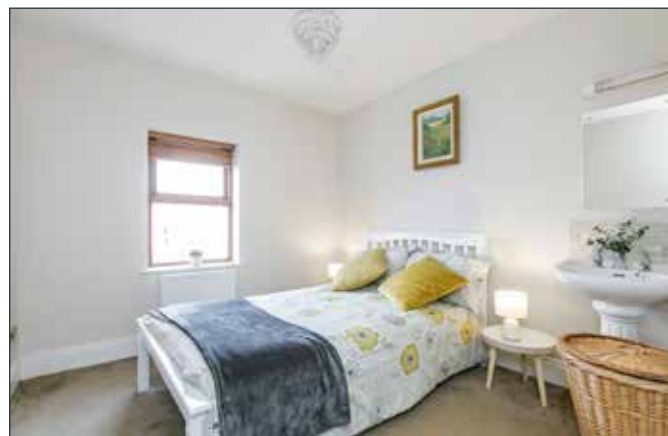
**12' 10" x 12' 2" (3.91m x 3.71m)**

Oak flooring. Corniced ceiling.

## ENSUITE SHOWER ROOM:

White suite comprising low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower. Partially tiled walls.





## SECOND FLOOR

### LANDING:

Access to roof space. Large storage cupboard.

### BEDROOM (2):

**15' 5" x 9' 3" (4.7m x 2.82m)**

Built-in wardrobe. Frazer Nolan shutters.

### BEDROOM (3):

**10' 9" x 9' 0" (3.28m x 2.74m)**

Built-in wardrobe. Pedestal wash hand basin.

### BEDROOM (4):

**12' 3" x 7' 0" (3.73m x 2.13m)**

### BATHROOM:

Traditional white suite with panel bath. Pedestal wash hand basin. Low flush WC. Fully tiled shower. Fully tiled floor. Partially tiled walls. Low voltage spotlighting. Frazer Nolan shutters.

## BASEMENT

### GAMES ROOM / PLAY ROOM:

**33' 10" x 15' 6" (10.31m x 4.72m)**

Spotlighting. Tiled floor. Open to:

### UTILITY ROOM:

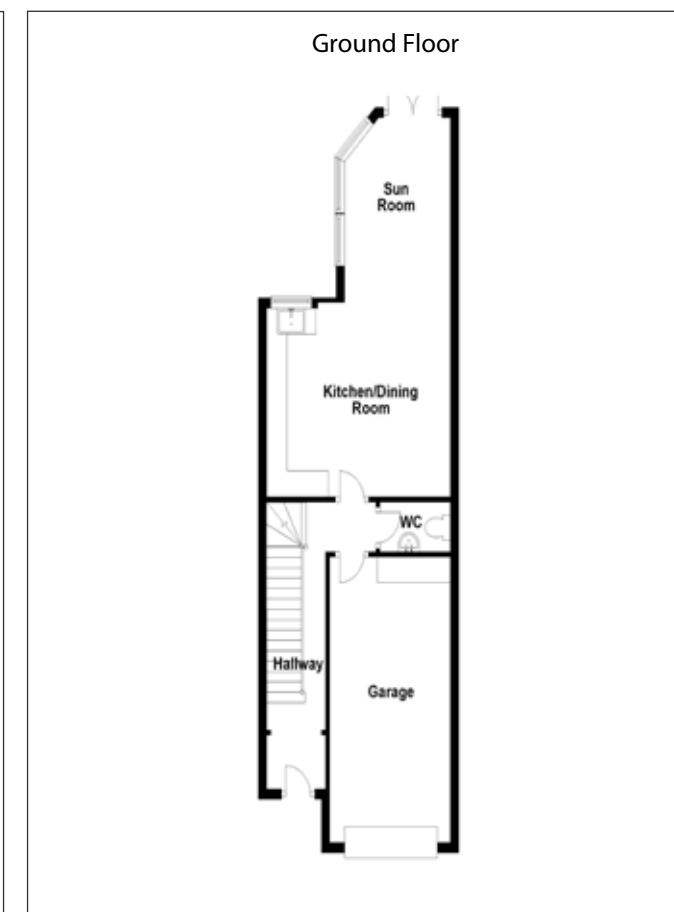
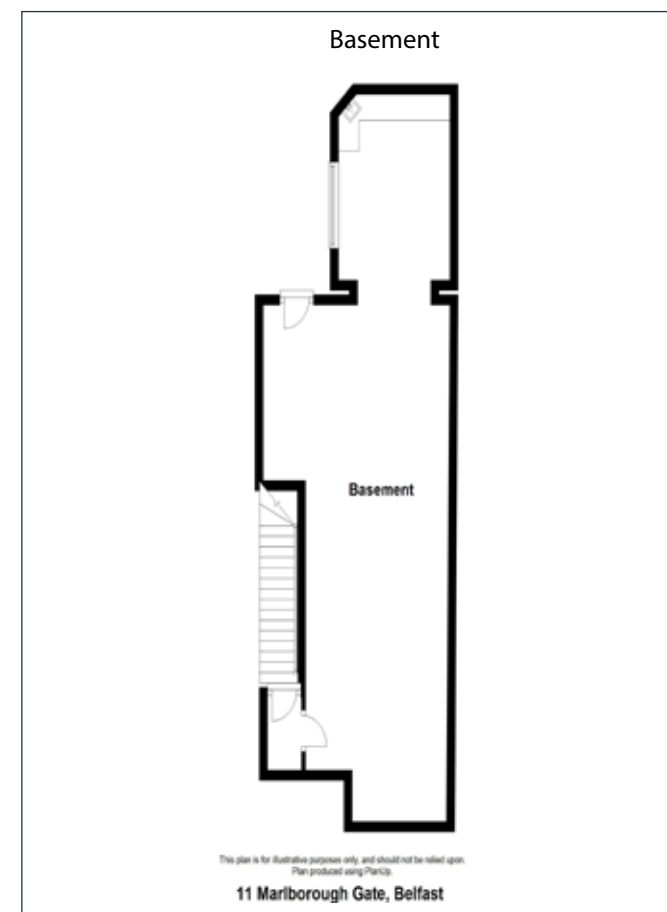
**12' 8" x 9' 8" (3.86m x 2.95m)**

Range of high and low level units. Plumbed for washing machine and dryer. Tiled floor. Single drainer sink unit. Access to outside.

## OUTSIDE

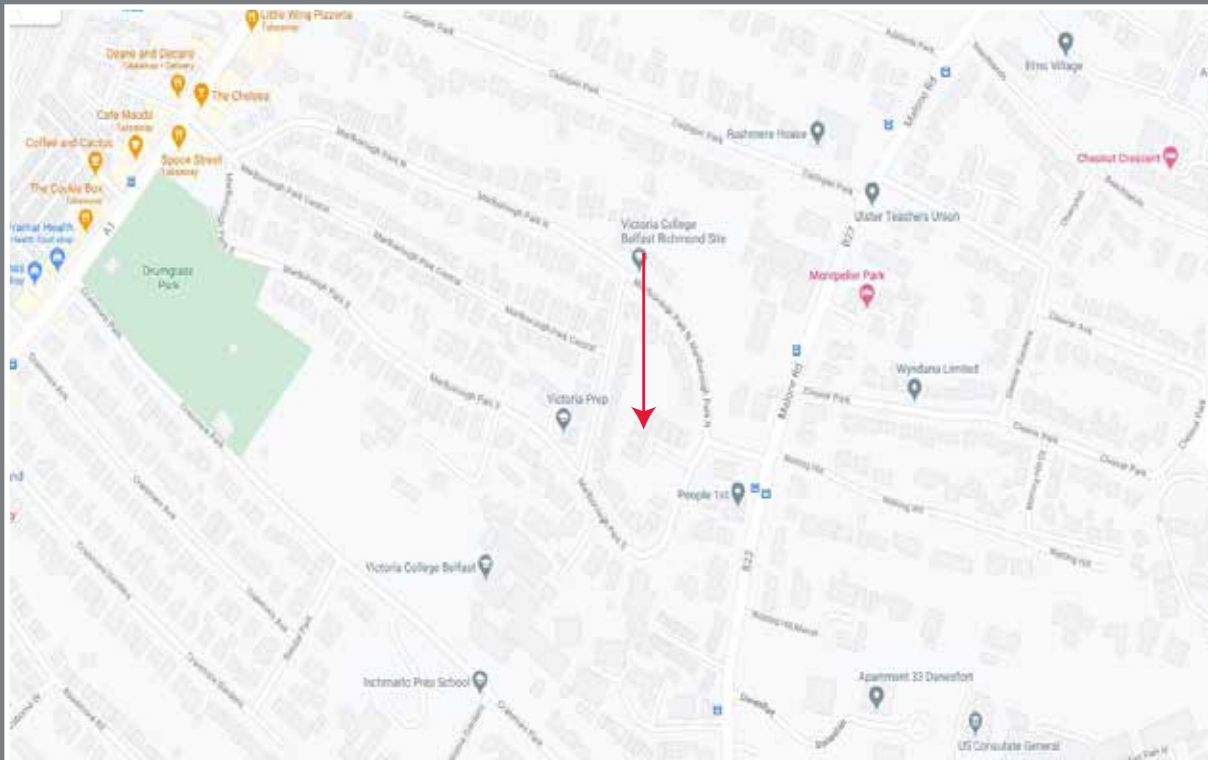
Rear enclosed south facing garden with patio area and shrub beds.







# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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REF: ML/B/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	64   D
39-54	E		
21-38	F		
1-20	G		

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