

TEMPLETON
ROBINSON



33 Malone Heights,
BELFAST,
BT9 5PG

Offers Over
£539,950

Viewing by
appointment with
& through agent
028 90 663030



This attractive, extended detached family home occupies an excellent sized site in this much sought after residential location just off the prestigious Upper Malone Road. The property is extremely deceptive and provides spacious accommodation which is well presented by the current owners and adaptable.

Briefly the property comprises; spacious entrance hall, three reception rooms, modern fitted kitchen and separate utility room. There is a home office and playroom or bedroom. There are four well proportioned bedrooms,

modern bathroom and a shower room.

The gardens are beautifully landscaped and surround this fine home with lawns, well stocked beds and sunny patio area to the side.

Situated within easy reach of leading schools and local shops, whilst convenient to the city centre and the M1 motorway, this property is in a prime location and can only be fully appreciated on internal inspection. Viewing is highly recommended.



- Extended detached Home in Excellent Sized Site with Beautifully Landscaped Surrounding Gardens in Lawns with Side Patio Area
 - Spacious Reception Hall with Casual Seating Area
- Good Sized Lounge with Feature Fireplace and Garden View
 - Modern Fitted Kitchen with Range of Appliances
 - Utility Room and Side Hall Storage Area
 - Home Office with Built in Units and Desk
 - Playroom/Bedroom
 - Four Well Proportioned Bedrooms
 - Modern Bathroom and Additional Shower Room
 - Gas heating / Double Glazed Windows
 - Adaptable and Well Presented Family Accomodation
- Detached Garage with Store Room to the Rear and Driveway Parking
- Front gardens and superb private rear gardens in lawns with well stocked beds, large concrete patio area
- Superb location convenient to many local amenities including public transport and leading schools

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The Property Comprises:

Ground Floor

uPVC front door to . . .

LARGE ENTRANCE HALL:



LOUNGE: 21' 6" x 11' 10" (6.55m x 3.61m) Wood burner with granite hearth, uPVC double doors to rear, low voltage spotlights.



UTILITY ROOM: 8' 8" x 7' 10" (2.64m x 2.39m) Work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, glazed door to rear.

MODERN FITTED KITCHEN & DINING AREA: 18' 4" x 12' 1" (5.59m x 3.68m) (at widest points). Range of high and low level units, wood effect work surfaces, 1.5 bowl stainless steel double sink unit, integrated Neff double oven, integrated fridge freezer, integrated dishwasher, glazed splash back, low voltage spotlights. Glazed door to . . .

SIDE HALL: Units, wood effect work surfaces, integrated fridge, laminate wood effect floor, uPVC door to rear.



INNER HALLWAY:

HOME OFFICE: 10' 1" x 7' 0" (3.07m x 2.13m) Built-in desk and units.



PLAYROOM/BEDROOM: 10' 3" x 7' 5" (3.12m x 2.26m) Built-in units and work surfaces.

MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, panelled bath, part tiled walls, ceramic tiled floor, extractor fan.



BEDROOM (1): 13' 5" x 8' 11" (4.09m x 2.72m) (at widest points).



BEDROOM (2): 14' 11" x 10' 4" (4.55m x 3.15m)



First Floor

SPACIOUS LANDING: Velux window, walk-in airing cupboard, access to roofspace, walk-in wardrobe with eaves storage.



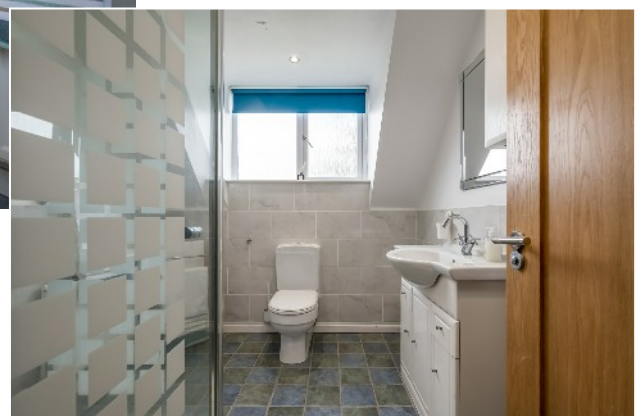
BEDROOM (3): 16' 5" x 15' 0" (5m x 4.57m) Walk-in wardrobe, Velux window, eaves storage.



BEDROOM (4): 15' 2" x 12' 4" (4.62m x 3.76m) Storage into eaves, Velux windows.



SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

GARAGE: 19' 1" x 9' 10" (5.82m x 3m) Up and over door, gas boiler.

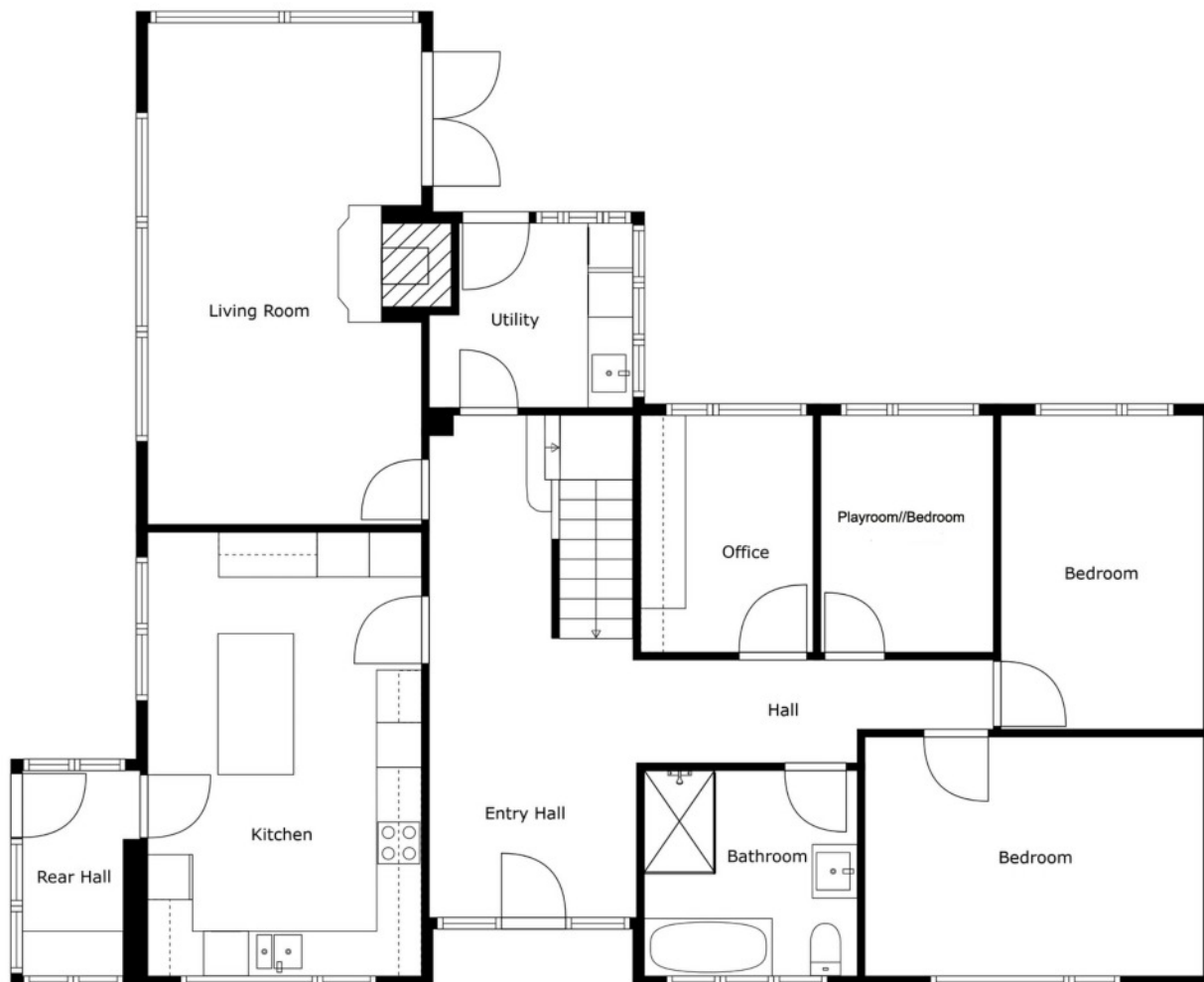
Concrete parking for two cars accessed via pillars. Beautifully landscaped front gardens in lawns with bushes, trees and shrubs, boundary fencing and wall. Concrete bin area to side. Good sized rear gardens in lawns with hedging and trees, side concrete patio area.



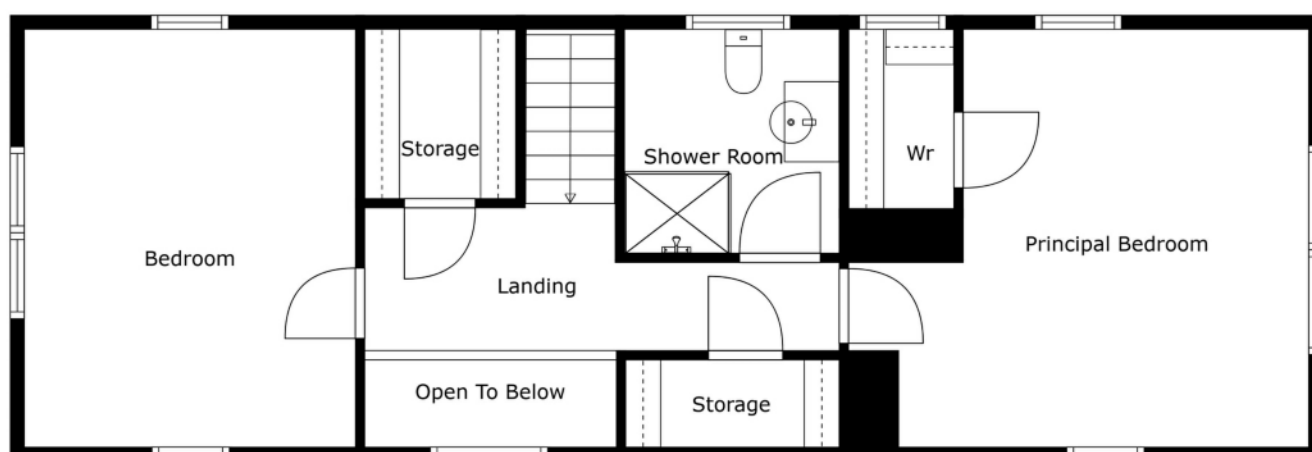


Location:

From Malone roundabout take Upper Malone Road.



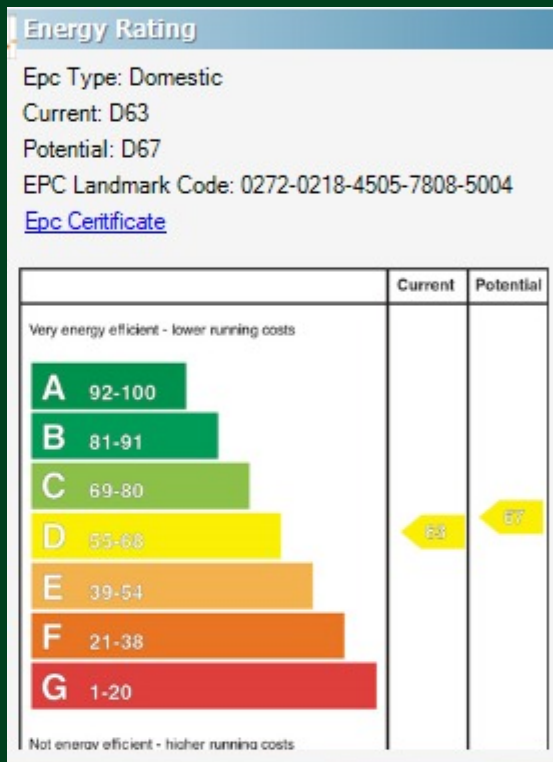
Sizes And Dimensions Are Approximate. Actual May Vary.



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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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