

TEMPLETON
ROBINSON



23 Cranmore Park,
Malone,
Belfast,
BT9 6JF

Offers Over
£795,000

Viewing by
appointment with
& through agent
028 90 663030



This well appointed, detached home is in a prime residential location on Cranmore Park close to many leading schools; both primary and secondary, local amenities on the Lisburn Road and ease of access into the city centre.

The property has well proportioned accommodation comprising; spacious entrance hall with cloakroom/wc, utility room, lounge with marble fireplace and bay window, living room with marble fireplace, modern fitted kitchen with island unit open plan to casual living/dining room with access to the south facing rear garden.

The property has been recently upgraded

and provides and a modern yet homely feel through.

There are four well proportioned bedrooms, a modern wet room and separate shower room.

Externally there is an electric sliding gate to driveway parking for two cars and front lawns with mature hedging and bushes. There are lovely, private, south facing rear gardens in lawns with beds and boundary hedging and fencing.

With convenience, modern living space and location, we encourage an early viewing.



- Well Appointed, Attractive Four Bed Detached Just Opposite Drumglass Park
 - Spacious Entrance Hall with Cloakroom/wc
 - Utility Room with Gas Boiler
 - Lounge with Marble Fireplace and Bay Window
 - Living Room with Marble Fireplace
- Modern Fitted Kitchen with Island Unit Open Plan to Casual Living/Dining Room, Access to Rear Gardens
 - Four Well Proportioned Bedrooms
 - Large Modern Wet Room and Separate Shower Room
 - Gas Heating
- Upgraded Recently, Providing a Modern, Homely Ambiance and Original Character
- Sliding Electric Gate to Driveway Parking, Front Gardens in Lawns with Mature Hedging
 - Enclosed, Private South Facing Rear Gardens in Lawns and Paved Patio Area
- Ideally Located Close to Leading Schools, Amenities off the Lisburn Road and a Ease of Access into the City Centre

The Property Comprises:

Ground Floor

Hardwood front door and feature stained glass window to

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ENTRANCE PORCH: Ceramic tiled floor, tongue and groove ceiling. Hardwood door and feature glazing to . . .

ENTRANCE HALL: Laminate wood effect floor, cornice ceiling, picture rail, feature radiator, stained glass windows.



CLOAKROOM/WC: Low flush wc, wash hand basin, window shutters, feature radiator, laminate wood effect floor.

UTILITY ROOM: 9' 0" x 6' 11" (2.74m x 2.11m) (at widest points). Units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, ceramic tiled floor, gas fired boiler.

LOUNGE: 18' 8" x 14' 9" (5.69m x 4.5m) (into bay). Marble fireplace with cast iron inset and slate hearth, sanded and varnished floor boards, bay window, cornice ceiling, picture rail, built-in shelving.



LIVING ROOM: 14' 11" x 14' 5" (4.55m x 4.39m) Attractive marble fireplace with cast iron inset and dog grate, built-in units and shelving, cornice ceiling, picture rail, sanded and varnished floor boards.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING & LIVING ROOM: 21' 9" x 13' 5" (6.63m x 4.09m) Range of high and low level units, marble work surfaces and drainer, old Belfast style sink unit, integrated oven, integrated dishwasher, space for fridge freezer, window shutters, laminate wood effect floor, extractor fan, island unit with six ring hob and stainless steel extractor fan over, circular stainless steel sink, patio door to rear.





First Floor Return

LANDING: Access to roofspace.



MODERN BATHROOM: White suite comprising wet room area with fully tiled shower cubicle and drencher shower head, large vanity unit with marble top and twin sinks, free standing bath and hand shower, part tiled walls, heated towel rail, low voltage spotlights, access to roofspace, window shutters.



SHOWER ROOM: Vanity unit with wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

First Floor

BEDROOM (1): 15' 6" x 14' 6" (4.72m x 4.42m) Sanded and varnished floor boards, cornice ceiling, picture rail, window shutters.



BEDROOM (2): 15' 5" x 13' 2" (4.7m x 4.01m) Cornice ceiling, picture rail.



BEDROOM (3): 10' 6" x 10' 2" (3.2m x 3.1m) Cornice ceiling, picture rail.



BEDROOM (4): 10' 11" x 9' 8" (3.33m x 2.95m) Cornice ceiling, picture rail.

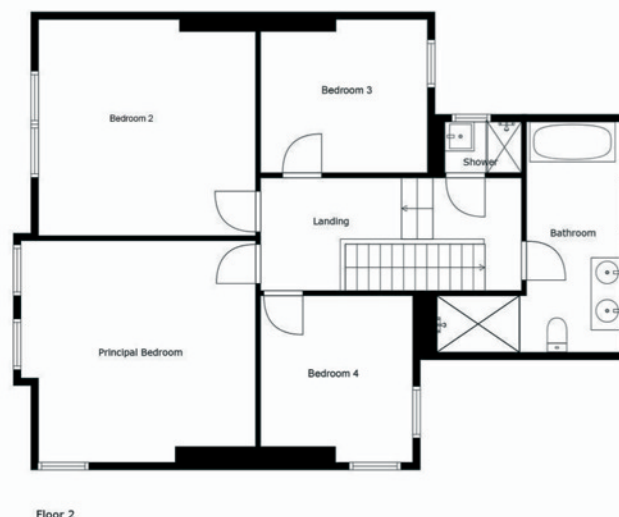
Outside

Private and secluded south facing rear garden with large paved sun terrace, lawns, hedging and fencing. Wooden shed.



Telephone 028 9066 3030
www.templetonrobinson.com





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From city centre off Malone Road just before Stranmillis Road junction, Cranmore Park runs straight through to Lisburn Road.

Energy Rating

Epc Type: Domestic

Current: D60

Potential: D64

EPC Landmark Code: 9278-0323-6160-5620-7976

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	60	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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