

TEMPLETON  
ROBINSON



48A Balmoral Avenue,  
Belfast,  
BT9 6NX

Offers Over  
£1,100,000

Viewing by  
appointment with  
& through agent  
028 90 663030





This beautiful family home was built circa 1930 and has been sympathetically extended and updated to provide excellent family accommodation. The property occupies a generous site with landscaped gardens, and is situated off a private laneway in one Malone's most sought after and prestigious locations, backing onto Malone Park.

The property offers well proportioned accommodation comprising; spacious entrance hall/ garden room, formal lounge and dining room, sitting room and modern fitted kitchen with casual dining area and separate utility room. There is a delightful sun room with access onto large rear gardens and a further home office. There are six bedrooms, one with ensuite shower room

and modern family bathroom.

Externally there are beautifully landscaped and mature gardens in lawns with beds in shrubs, bushes and mature trees to the front and then large lawns with hedging and patios areas and well stocked beds in shrubs, bushes and trees with a delightful summer house.

Located only a short distance walk from many amenities in the area including; leading schools, the thriving Lisburn Road and cosmopolitan city centre with its array of restaurants, cafes and shops, whilst being close to the main arterial road networks for the commuter.

The property is really is a hidden gem and we encourage early viewings.

- Beautiful Family Home Set on Excellent Sized Mature Gardens
- Spacious Entrance Hall/ Garden Room with Built in Seating
  - Cloakroom/wc
  - Home Office / Study
- Formal Lounge with Feature Fireplace and Bay Window
  - Formal Dining Room with Painted Fireplace
  - Sitting Room with Cast Iron Fireplace
- Modern Fitted Kitchen with Casual Dining Area and Separate Utility Room
  - Sun Room with Access to Delightful Rear Gardens
- Six Well Proportioned Bedrooms, One with Ensuite Shower Room
  - Modern Family Bathroom
  - Oil Fired Heating / Majority Double Glazed Windows
- Private Laneway to Stoned Driveway Parking for Several Cars
- Mature Surrounding Gardens to the Front and Rear in Large Lawns, Mature Trees and Hedging, Well Stocked Beds in Shrubs, Trees and Bushes, Paved Patio and Summer House
- Extremely Convenient to a Many Amenities Including Leading Primary & Secondary Schools, Queens University, Royal & City Hospitals & the Lisburn Road and all the Amenities it has to Offer
- Easy Access to the Main Arterial Route Network for the Commuter



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The Property Comprises:

## Ground Floor

Hardwood front door and glazing to:

ENTRANCE HALL/GARDEN ROOM: Built-in window seat, oak floor, radiator cover.

CLOAKROOM/WC: Under stairs storage, low flush wc, wash hand basin, wood floor, radiator cover.

HOME OFFICE: 10' 11" x 10' 3" (3.33m x 3.12m) (at widest points). Ceramic tiled floor, cornice ceiling, low voltage spotlights. Doors to sun room.



DRAWING ROOM: 17' 2" x 13' 9" (5.23m x 4.19m) (at widest points). Attractive fireplace with tiled inset and hearth, bay window, cornice ceiling, picture rail.



FORMAL DINING ROOM: 15' 9" x 15' 1" (4.8m x 4.6m) Painted fireplace, tiled inset and hearth, cornice ceiling, picture rail.



SITTING ROOM: 13' 3" x 11' 9" (4.04m x 3.58m) Cast iron fireplace, slate hearth. Glazed door to garden. Cornice ceiling, picture rail.



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MODERN FITTED KITCHEN/CASUAL DINING AREA: (at widest points). Range of high and low level units, granite work surfaces, one and a half bowl stainless steel sink unit, integrated Bosch oven, integrated Neff five ring gas hob, extractor fan, plumbed for dishwasher, space for fridge/freezer, part tiled walls, ceramic tiled floor. Cornice ceiling, low voltage spotlights. Glazed door to rear.



UTILITY ROOM: 11' 0" x 6' 9" (3.35m x 2.06m) (at widest points). Range of units, work surfaces. Single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, ceramic tiled floor. Glazed door to rear. Glazed door from kitchen to:

SUN ROOM: 15' 10" x 14' 5" (4.83m x 4.39m) Ceramic tiled floor, Velux window, glazed door to rear.





## First Floor

LANDING: Cornice ceiling. Access to roofspace.

BEDROOM (1): 15' 4" x 12' 10" (4.67m x 3.91m) Picture rail, low voltage spotlights, pedestal wash hand basin.



BEDROOM (2): 14' 9" x 13' 9" (4.5m x 4.19m) (at widest points). Pedestal wash hand basin.

BEDROOM (3): 13' 4" x 11' 10" (4.06m x 3.61m) (at widest points). Picture rail.



BEDROOM (4): 18' 2" x 11' 6" (5.54m x 3.51m) Low voltage spotlights, radiator cover.

ENSUITE BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, panelled bath with telephone hand shower, fully tiled walls, tiled floor, low voltage spotlights, extractor fan.



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BEDROOM (5): 10' 8" x 9' 1" (3.25m x 2.77m) (at widest points). Built-in robes.

BEDROOM (6): 9' 6" x 8' 3" (2.9m x 2.51m) Picture rail. Hotpress.



MODERN BATHROOM: White suite comprising low flush wc, wash hand basin, tiled splashback, fully tiled shower cubicle, free standing bath on claw feet, hand shower, ceramic tiled floor, heated towel rail.



## Outside

Private laneway to driveway laid in stones with parking for several cars. Front garden in lawns with mature trees and hedging, beds in shrubs and bushes.

Fabulous enclosed rear gardens in large lawns, patio area and well stocked beds in shrubs, trees and bushes, boundary hedging. Delightful summer house.





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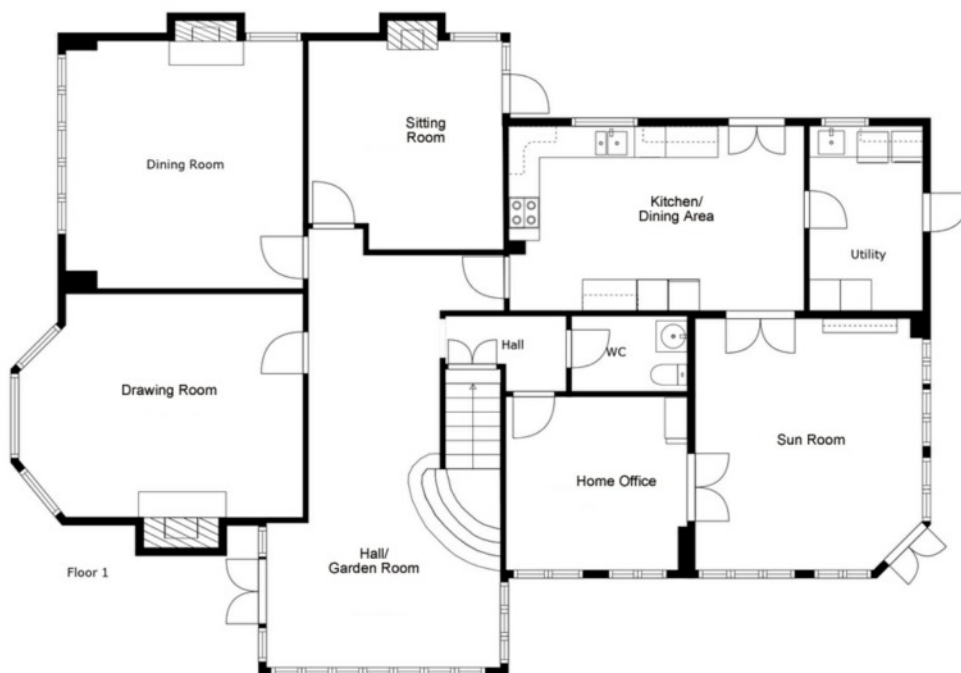








Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

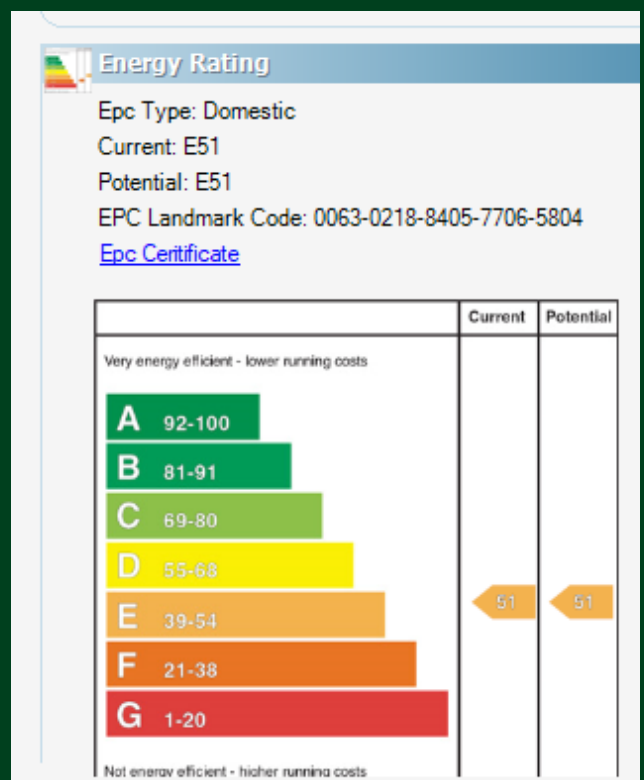
#### Location:

Coming up Balmoral Avenue from Stockmans Lane, number 48a is on the left hand side off a private driveway.

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

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