



8 Shrewsbury Gardens,  
Malone,  
Belfast,  
BT9 6PJ

Offers Over  
£665,000

Viewing by  
appointment with  
& through agent  
028 90 663030



Introducing 8 Shrewsbury Gardens, a beautiful semi-detached family home nestled in the sought-after residential location of Malone.

The residence has been thoughtfully extended to the rear, creating a spacious open-plan kitchen, living, and dining area - ideal for modern family living. The fully fitted kitchen features a breakfast island and seamlessly flows into the ample living space.

Additional highlights include a cozy living room with fireplace, a separate family room, and a convenient downstairs shower room with a white suite and utility area.

Accommodation comprises four double bedrooms and a first-floor bathroom.

Outside, the property offers driveway parking along with a detached garage. The private rear garden enjoys a southerly aspect and offers an excellent degree of privacy.

Further benefits include gas-fired central heating, double-glazed windows, and proximity to local amenities including schools, Balmoral Golf Club, Queens Playing fields, and the Lagan Towpath.

With the Lisburn Road's vibrant array of coffee shops, restaurants, and bars within walking distance, this property presents an opportunity for comfortable, convenient family living.



- Beautiful Extended Semi-Detached Family Home
  - Mature Site with Excellent Degree of Privacy to the Rear of the Property
  - Extended, Creating a Superb Open Plan Kitchen/Living/Dining Area with Underfloor Heating
    - Living Room with Fireplace
    - Separate Family Room
  - Downstairs Shower Room with White Suite and Utility Area
    - 4 Double Bedrooms on the First Floor
      - Bathroom
    - Ample Driveway Parking with Detached Garage
  - Private Rear Garden with Southerly Aspect & Excellent Degree of Privacy
  - Gas Fired Central Heating/Double Glazed Windows
- Extremely Convenient to a Host of Conveniences including Shops, Public Transport, Leading Schools, Malone House, Balmoral Golf Club, Queen's Playing Fields and Lagan Tow Path

The Property Comprises:

### Ground Floor

Hardwood front door with original stained glass inset and stained glass side lights to:

RECEPTION HALL: Polished porcelain tiled floor, wood panelled walls, picture rail. Storage under stairs.



FAMILY ROOM: 13' 1" x 11' 3" (3.99m x 3.43m) Oak wooden floor, feature stained glass toplight. Picture rail, cornice ceiling, ceiling rose, built-in glazed display unit.



LIVING ROOM: 19' 8" x 13' 2" (5.99m x 4.01m) (into bay window). Feature stained glass toplight. Limestone surround fireplace, tiled hearth, open fire. Dual aspect windows, picture rail, ceiling rose, cornice ceiling.



Glazed double doors to:

KITCHEN/DINING/LIVING AREA: 27' 2" x 22' 0" (8.28m x 6.71m) Modern fully fitted kitchen with excellent range of high and low level units, quartz stone worktops, built-in Rangemaster cooker with six ring gas hob, extractor fan above. Built-in glazed display unit, integrated microwave, plumbed for American fridge/freezer. Breakfast island with integrated dishwasher, double sink unit with Quooker tap, built-in breakfast bar. Open to ample living and dining space with PVC double glazed French doors to rear garden and additional double glazed doors to side. Porcelain tiled floor, dual aspect windows. Velux windows x 3.





UTILITY AREA: Plumbed for washing machine, laminate worktops, built-in Worcester gas fired boiler. Porcelain tiled floor.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, chrome heated towel rail. Built-in shower cubicle with overhead chrome shower unit, additional attachment. Ceramic tiled floor, low voltage spotlights, extractor fan.



First Floor Return

Feature original stained glass window.

First Floor

LANDING: Access to roofspace. Picture rail. Airing cupboard with built-in shelving.



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BEDROOM (1): 11' 9" x 10' 8" (3.58m x 3.25m) Built-in wall-to wall robes with mirror fronted sliding doors, outlook to front. Additional built-in cabinet.



BEDROOM (2): 13' 11" x 12' 6" (4.24m x 3.81m) (into bay window). Pedestal wash hand basin.



BEDROOM (3): 13' 2" x 7' 0" (4.01m x 2.13m) (at widest points). Built-in robes with louvered doors and cupboards and shelf above.



BEDROOM (4): 10' 2" x 9' 7" (3.1m x 2.92m) Built-in cabinet.



BATHROOM: White suite comprising vanity unit with chrome mixer tap, cabinet below, panelled bath, built-in shower unit, fully tiled walls, chrome heated towel rail, ceramic tiled floor, low voltage spotlights, extractor fan.

SEPARATE WC: White suite comprising low flush wc, fully tiled walls, ceramic tiled floor, extractor fan, low voltage spotlights.



## Outside

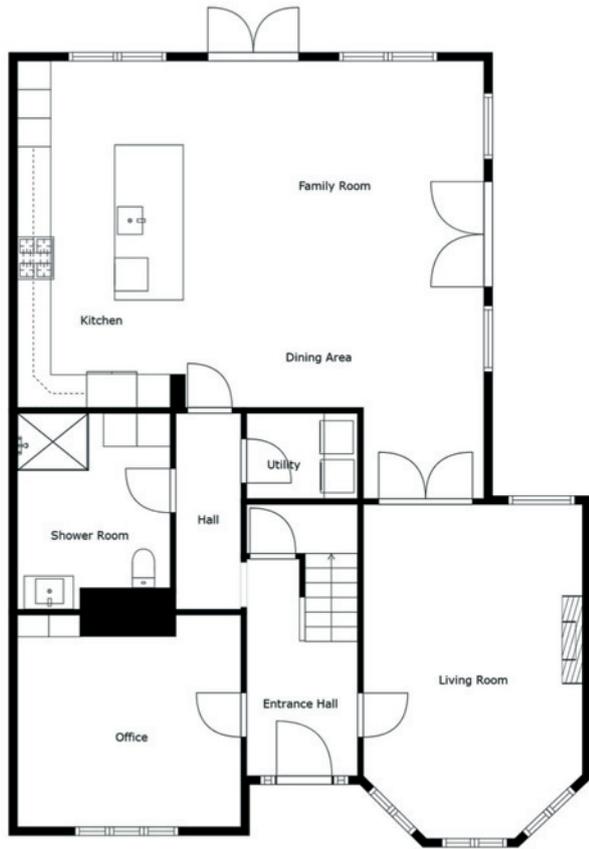
Front garden with mature trees.

Driveway laid in loose stone with ample parking leading to:

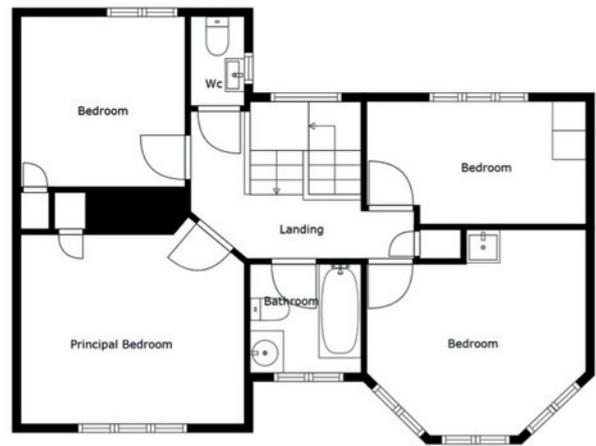
DETACHED GARAGE:

Enclosed south-east facing rear garden laid in extensive lawn, mature trees, shrubs, boundary hedging. Excellent degree of privacy.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of Belfast on the Malone Road at the traffic lights turn down Balmoral Avenue and third left into Shrewsbury Gardens, number 8 is located on the left hand side.

### Energy Rating

Epc Type: Domestic

Current: D67

Potential: C70

EPC Landmark Code: 0075-0218-8507-7201-5600

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	67	70
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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