

Outside

Private and enclosed garden, paved patio area with rockery and flowerbeds, light and tap, timber shed.

TEMPLETON
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Energy Rating	
Epc Type: Domestic	
Current: E46	
Potential: D67	
EPC Landmark Code: 8090-3147-0122-2100-3093	
Epc Certificate	
Energy Rating	Current
Very energy efficient - lower running costs	
A 92-100	
B 81-91	
C 69-80	
D 55-68	67
E 39-54	46
F 21-38	
G 1-20	
Not energy efficient - higher running costs	

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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This well presented Mid Terrace property is situated within this quiet, yet very convenient cul-de-sac location just off the main Upper Malone Road. In brief, the property comprises of spacious lounge, fitted kitchen and three well proportioned bedrooms and a first floor bathroom with white suite.

Externally the property has a landscaped forecourt and rear garden area. Close to many local amenities, including shops, public transport links, schools and within comfortable commuting distance of both Belfast City Centre and Lisburn, this property is sure to appeal to many.

Offers Over
£165,000

8 Linkview Park,
Upper Malone Road,
Belfast,
BT9 6PX

Viewing by
appointment with
& through agent
028 9066 3030



8 Linkview Park,
Upper Malone Road,
Belfast, BT9 6PX

Property Features

- Well Presented Mid Terrace Property In Quiet Cul-De-Sac Location
- Bright Spacious Lounge
- Fitted Kitchen
- Three Well Proportioned Bedrooms
- Bathroom with White Suite
- Oil Fired Central Heating / uPVC Double Glazed Windows
- Landscaped Forecourt and Rear Garden Area

Location:

From House of Sport roundabout travel along Upper Malone, past Dub Stores and next on right.

Property Comprises

Ground Floor

Hardwood front door to . .

ENTRANCE HALL: Laminate wood effect floor.

LOUNGE: 17' 11" x 9' 11" (5.46m x 3.02m) Decorative fireplace with tiled hearth.

FITTED KITCHEN: 11' 0" x 10' 2" (3.35m x 3.1m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer taps, alcove for cooker, extractor fan, plumbed for washing machine, part tiled walls, shelved storage cupboard, hot-press with lagged copper cylinder, storage room, uPVC door to rear. Cloakroom area with storage cupboard.

First Floor

LANDING: Access to roofspace.

BEDROOM (1): 16' 6" x 8' 8" (5.03m x 2.64m) Built-in robe.

BEDROOM (2): 9' 7" x 8' 11" (2.92m x 2.72m)

BEDROOM (3): 11' 8" x 7' 2" (3.56m x 2.18m)

BATHROOM: White suite comprising low flush wc, half pedestal wash hand basin, panelled bath with mixer taps and telephone hand shower, electric shower, ceramic tiled floor, part tiled walls.

