

TEMPLETON
ROBINSON



1 Piney Lane,
Malone Road,
BELFAST,
BT9 5QS

Offers Around
£750,000

Viewing by
appointment with
& through agent
028 90 663030



This well appointed, red brick detached is situated on a mature, corner site in a quiet residential cul de sac location. It is close to many leading primary & secondary schools, Lisburn Road amenities and access into the city centre and to the main arterial road networks.

The property offers well proportioned family accommodation and comprises; entrance hall with modern shower room, lounge with double doors to modern fitted kitchen open plan to casual living/dining room with access to the rear garden and separate utility room. There is a conservatory to enjoy the views over the garden. There is one downstairs

bedroom or another sitting room. On the first floor there are four good sized bedrooms, one with ensuite and modern family bathroom.

Additionally the property benefits from gas fired central heating, uPVC double glazed windows, an attached garage, private and mature south facing rear garden.

A super home on great sized gardens in the Malone area, early viewing is recommended.

- Well Appointed Detached Home On Delightful Corner Site Close to Many Local Amenities
 - Entrance Hall
 - Lounge With Double Doors to Kitchen
- Modern Fitted Kitchen with Large Island Open Plan to Living & Dining Room, Doors to Rear Gardens
 - Separate Utility Room
 - Conservatory with Views Over the Rear Gardens
 - Downstairs Bedroom 5 / Sitting Room
 - Downstairs Shower Room
- Four Well Proportioned Bedrooms, Principal with Ensuite Shower Room
 - Family Bathroom
 - Gas Fired Central Heating/uPVC Double Glazed Windows
- Paved Driveway Parking for Several Cars to the Front to Attached Garage
- Private & Secluded South Facing Rear Garden in Lawns with Hedging & Trees and Large Paved and Timber Decked Patio Areas
- Quiet yet Convenient Location Close to Amenities on the Lisburn Road, Leading Schools & Public Transport



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The Property Comprises:

Ground Floor

Mahogany effect front door to:

ENTRANCE PORCH: Cloaks cupboard with sliding mirrored door.

ENTRANCE HALL: Tiled floor, low voltage spotlights under stairs storage.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, fully tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (5): 15' 10" x 15' 5" (4.83m x 4.7m) (at widest points). Wood floor, low voltage spotlights, twin built-in robes and dressing table.



LOUNGE: 18' 6" x 13' 2" (5.64m x 4.01m) Sandstone fireplace, tiled floor, low voltage spotlights, glazed doors to:



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING ROOM: 34' 3" x 10' 7" (10.44m x 3.23m) Range of high and low level units, work surfaces, integrated double ovens, twin stainless steel sink, integrated dishwasher, integrated fridge/freezer, island unit, hob, stainless steel extractor fan over, breakfast bar, tiled floor, low voltage spotlights. Sliding door to:



CONSERVATORY: 11' 1" x 10' 7" (3.38m x 3.23m) Tiled floor, uPVC door to rear.



UTILITY ROOM: 8' 1" x 6' 3" (2.46m x 1.91m) High gloss range of units, work surfaces, plumbed for washing machine, space for tumble dryer, tiled floor, door to garage.

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First Floor

LANDING: Laminate wood effect floor.

BEDROOM (1): 16' 1" x 11' 6" (4.9m x 3.51m)

Laminate wood effect floor, built-in robes with mirrored doors.

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

BEDROOM (2): 13' 2" x 12' 0" (4.01m x 3.66m) Laminate wood effect floor.

BEDROOM (3): 10' 7" x 6' 11" (3.23m x 2.11m) Laminate wood effect floor, built-in robes with mirrored doors.



BEDROOM (4): 10' 7" x 6' 11" (3.23m x 2.11m) Laminate wood effect floor, built-in robes with mirrored doors.

FAMILY BATHROOM: Low flush wc, corner panelled bath, fully tiled shower cubicle, wash hand basin, airing cupboard, fully tiled walls, ceramic tiled floor.



Outside

Well stocked beds to front in bushes and hedging, paved parking for four cars leading to:
INTEGRAL GARAGE: 23' 9" x 13' 0" (7.24m x 3.96m) Up and over door, single drainer
stainless steel sink unit, gas boiler.

Enclosed rear gardens with mature trees and hedging, large paved and timber deck patio area.
Side wooden shed and covered store area.



Location:

Coming out of Belfast on Malone Road, just after junction at Balmoral Avenue turn left into Piney Hills, take 2nd right into Piney Walk and turn right onto Piney Lane. Number 1 is on the left hand side.

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Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

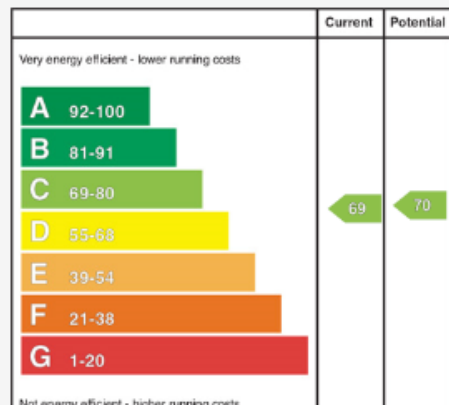
Epc Type: Domestic

Current: C69

Potential: C70

EPC Landmark Code: 0263-2985-0688-9797-5185

[Epc Certificate](#)



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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