

TEMPLETON
ROBINSON



26 Mount Eden Park,
BELFAST,
BT9 6RB

Offers Over
£625,000

Viewing by
appointment with
& through agent
028 90 663030



This excellent, well cared for detached home offers an excellent, south facing rear garden with huge potential for renovation and extension (subject to planning).

The property is extremely convenient to a host of amenities in the surrounding area including; shops, public transport and leading schools.

The property offers well proportioned accommodation comprising; entrance porch with excellent under stairs storage and spacious entrance hall. There are three

reception rooms, fitted kitchen and downstairs wc. On the first floor there are four good sized bedrooms and main bathroom.

Externally there are delightful gardens to the front in lawns and landscaped beds, south facing rear gardens in lawns and beds, large paved patio area. There are pillars to paved parking for four cars and double length garage.

We anticipate interest should be high thus an early viewing is encouraged.

- Attractive Detached Family Home in Prime South Belfast Location with South Facing Garden
 - Entrance Porch with Large Under Stairs Storage
 - Entrance Hall with Wood Strip Floor and Part Panelled Walls
 - Lounge and Separate Living Room, Both With Fireplaces
 - Dining Room
 - Fitted Kitchen
 - Downstairs wc
 - Four Good Sized Bedrooms
 - Main Bathroom
 - Oil Fired Central Heating / UPVC Double Glazed Windows
- Private Site & Beautifully Landscaped South-Facing Rear Gardens in Lawns with Bushes & Trees,
Large Paved Patio Area
 - Pillars to Paved Parking for Four Cars and Double Length Detached Garage
- Convenient to Many Amenities Including Public Transport & Many Leading Schools in the Area
- Super Family Home Ready for any New Family to Move in & Add Their Own Stamp



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The Property Comprises:

Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE PORCH: Ceramic tiled floor, part panelled walls, cloaks cupboard. Hardwood door and glazing to . . .

ENTRANCE HALL: Wood strip floor, part panelled walls, cornice ceiling.

LIVING ROOM: 12' 8" x 10' 11" (3.86m x 3.33m) (at widest points). Fireplace with electric inset, cornice ceiling, glazed shelving.



LOUNGE: 14' 11" x 13' 10" (4.55m x 4.22m) (at widest points). Fireplace with tiled hearth, cornice ceiling, ceiling rose.



DINING ROOM: 11' 11" x 7' 3" (3.63m x 2.21m)



FITTED KITCHEN: 11' 11" x 11' 10" (3.63m x 3.61m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for cooker and fridge, oil fired boiler, door to rear porch.



REAR HALL: Ceramic tiled floor, part panelled walls.

CLOAKROOM/WC: Low flush wc, wash hand basin, ceramic tiled floor, painted part tiled walls.

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First Floor

LANDING: Part panelled walls, access to roofspace, hotpress.

BEDROOM (1): 15' 2" x 14' 11" (4.62m x 4.55m) Wash hand basin and built-in storage.

BEDROOM (2): 12' 3" x 11' 6" (3.73m x 3.51m) Built-in wardrobes and drawers.



BEDROOM (3): 12' 7" x 7' 11" (3.84m x 2.41m)

BEDROOM (4): 13' 4" x 8' 10" (4.06m x 2.69m)



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with electric shower over, fully tiled walls, ceramic tiled floor.



Outside

Pillars to paved and concrete parking for 4-5 cars. Front garden in lawns with beds in bushes and shrubs. Enclosed, south facing rear garden laid in lawns with beds in bushes, shrubs and apple tree, paved patio area.

DOUBLE LENGTH GARAGE: 31' 1" x 12' 9" (9.47m x 3.89m) Up and over door, plumbed for washing machine, space for tumble dryer.

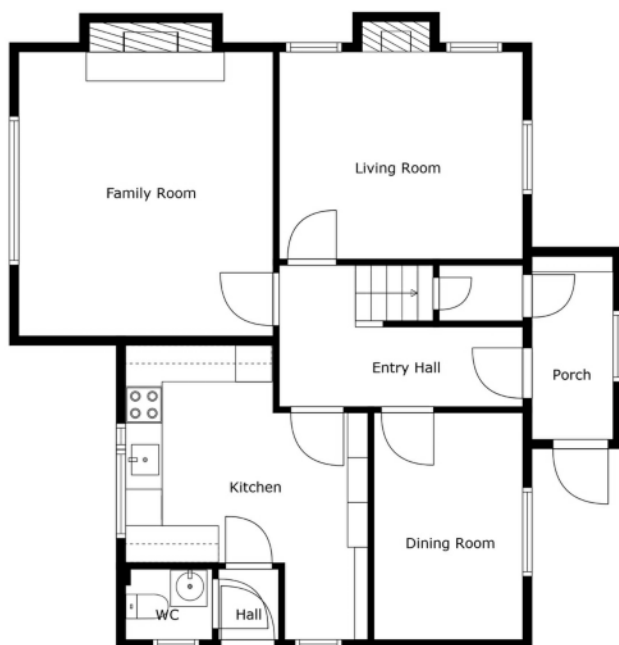


Location:

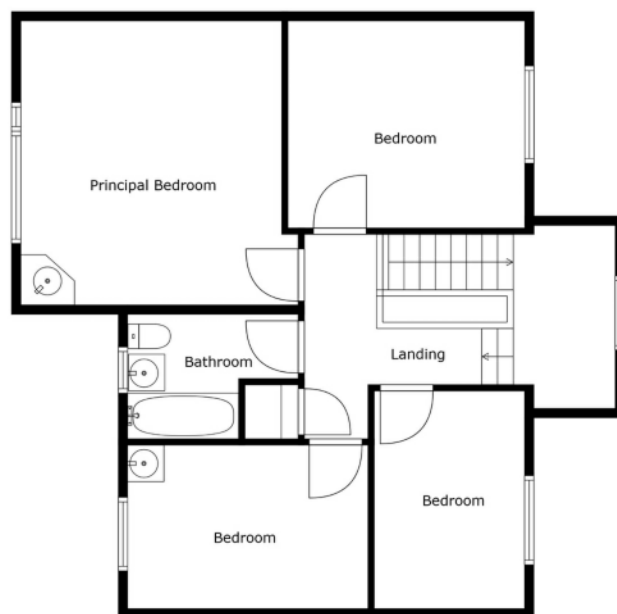
Heading out of Belfast on the Malone Road, Mount Eden Park is on the right hand side before the House of Sport roundabout.

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Floor 1

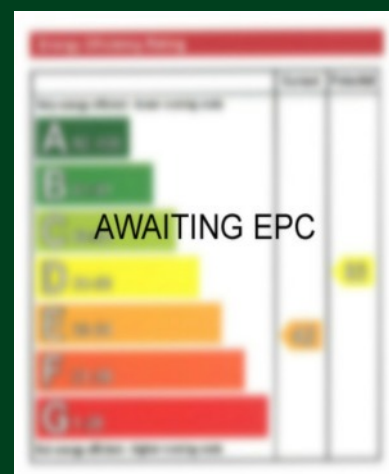


Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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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