

TEMPLETON
ROBINSON



6 Deramore Park,
Malone Road
Belfast,
BT9 5JT

Offers Over
£725,000

Viewing by
appointment with
& through agent
028 90 663030





We are pleased to bring to the market, this most charming double fronted semi-detached home located off this desirable Malone Road Park residence. The property is well maintained throughout comprising; three reception rooms, modern fitted kitchen with breakfast room and downstairs WC. There are five good sized bedrooms (master with ensuite and walk-in robe), bathroom and separate WC and two modern shower rooms on the second floor.

Externally the property has a mature landscaped rear garden in lawns with driveway parking for several cars. The property is only a few minutes walk from leading schools, shops, public transport and restaurants.

Demand should be high so early viewing is advised.





- Charming Double Front Semi-Detached Home Built Circa 1898 in this Desirable Park
- Reception Hall with Cloakroom / WC
- Drawing Room with Adam Style Fireplace
- Formal Dining Room with Marble Fireplace
- Modern Fitted Kitchen with Breakfast Room Open Plan to Family Room
- Three Good Sized Bedrooms on the First Floor, Master with Ensuite & Walk-in Wardrobe
 - Bathroom & Separate WC
- Two Excellent Sized Bedrooms on the Second Floor with Two Modern Shower Rooms
- Gas Heating / Partially Double Glazed & Partially Original Sash Windows
- Excellent Pebbled Driveway Parking for Several Cars
- Landscaped Surrounding Gardens with Lawns & Mature, Well Stocked Beds & Hedging
 - Within Comfortable Walking Distance to Many Leading Primary & Grammar Schools
- Ideal for Growing Family Requirements

Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Double hardwood doors to...

ENTRANCE PORCH: Ceramic tiled floor, hardwood door and glazing to...

RECEPTION HALL: Cornice ceiling, wood floor.

CLOAKROOM / WC: Low flush wc, wash hand basin, large range of built-in storage, ceramic tiled floor, low voltage spotlighting, extractor fan.

DRAWING ROOM: 20' 7" x 15' 2" (6.27m x 4.62m) (into side bay). Adam style fireplace with marble inset and hearth, cornice ceiling, picture rail, bay window with seating, radiator covers.

DINING ROOM: 18' 10" x 14' 10" (5.74m x 4.52m) Stained and varnished floorboards, marble fireplace and dog grate with gas coal effect fire, tiled hearth, cornice ceiling, picture rail, recessed book shelves.

FAMILY ROOM: 12' 6" x 10' 1" (3.81m x 3.07m) Built-in shelving, low voltage spotlighting.

Open plan to...

MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 32' 10" x 9' 2" (10.01m x 2.79m) (at widest). High gloss range of high and low level units with granite work surfaces, 1.5 basin stainless steel sink unit, Range cooker with gas hob, stainless steel extractor fan, integrated dishwasher, integrated fridge freezer, ceramic tiled floor, wood floor, double door with glazing to rear and uPVC door from kitchen.

First Floor Return

LANDING: Cornice ceiling.

BATHROOM: Roll top bath on claw feet, Redring electric shower, vanity unit with wash hand basin, tongue and groove walls and ceiling, stained and varnished floorboards.

SEPARATE WC: Low flush wc, stained and varnished floorboards.

LAUNDRY ROOM: Plumbed for washing machine, copper cylinder and immersion heater.

First Floor

LANDING: Cornice ceiling.

BEDROOM (1): 15' 3" x 14' 10" (4.65m x 4.52m) Cornice ceiling. Connecting door to...

ENSUITE SHOWER ROOM: White suite comprising low flush wc, feature glazed wash hand basin, fully tiled shower cubicle and drying area, stained and varnished floorboards, heated towel rail, cornice ceiling, walk-in wardrobe.

BEDROOM (2): 15' 0" x 12' 9" (4.57m x 3.89m) Cornice ceiling, picture rail.

BEDROOM (3): 15' 3" x 12' 0" (4.65m x 3.66m) Vanity unit and wash hand basin, cornice ceiling.

Second Floor

LANDING: Eaves storage, storage cupboard.

BEDROOM (4): 14' 10" x 11' 7" (4.52m x 3.53m) Painted floorboards, Velux window.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with tiled splashback, shower cubicle, uPVC sheeting, painted floorboards, low voltage lighting.

BEDROOM (5): 20' 9" x 15' 7" (6.32m x 4.75m) Range of built-in robes.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with tiled splashback, panelled bath with electric shower over, part tongue and groove ceiling, stained and varnished floorboards, Velux window, hotpress.









Outside

Beautifully landscaped well stocked gardens to the rear with mature hedging, bushes and beds with shrubs and bushes. Paved patio sitting area and summerhouse.

Location:

Coming out of Belfast on Malone Road Deramore Park is on the left hand side after Stranmillis Road junction.

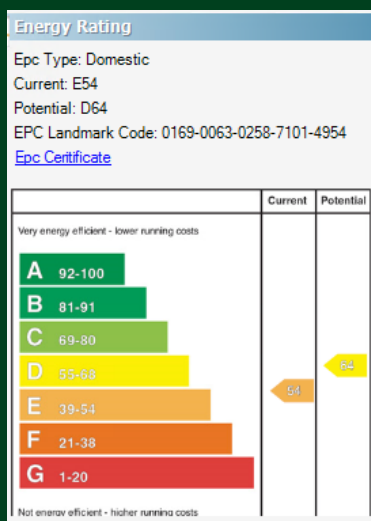
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