

TEMPLETON  
ROBINSON



21 Piney Lane,  
Belfast,  
BT9 5QS

Offers Over  
£535,000

Viewing by  
appointment with  
& through agent  
028 90 663030





This brick detached home is situated on a delightful private mature site, in a quiet residential location. The property offers spacious accommodation comprising; entrance hall with cloakroom wc, large lounge open plan to dining and sitting room with access to south facing gardens. There is a modern Siematic fitted kitchen with range of integrated appliances open plan to casual living/dining room. On the first floor there are four good sized bedrooms, master with ensuite shower room and modern bathroom.

Additionally the property benefits from oil fired central heating, majority double glazed windows, a detached double garage and delightful, private and south facing rear gardens which have been beautifully landscaped.

This fine home is immaculately presented by the current owners and will appeal to a wide range of buyers. It offers a rare opportunity to purchase a modern detached home in the Malone area with a fabulous south facing garden, thus early viewing is recommended.





- Modern Detached Family Home in Convenient Malone Road Location with South Facing Rear Garden
- Lounge Open plan to Dining and Sun Room with Access to the Rear Garden
- Siematic Modern Fitted Kitchen with Casual Living/ Dining Area
- Four Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Modern Bathroom
- Oil Fired Central Heating / Majority Double Glazed Windows
- Tarmac Driveway Parking for Several Cars to Front, Double Detached Garage
- Private, Enclosed Delightful South Facing Rear Gardens in Lawns with Patio Area
- Extremely Convenient Malone Location Within Walking Distance of Shops, Public Transport & Leading Schools & Lagan Path

Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

The Property Comprises:

## Ground Floor

Hardwood front door with glazing to . . .

ENTRANCE HALL: Tiled floor.

CLOAKROOM/WC: White suite comprising low flush wc, vanity unit with wash hand basin, part tiled walls, tiled floor.

LOUNGE: 20' 11" x 11' 11" (6.38m x 3.63m) (at widest points). Wood floor, low voltage spotlights, cornice ceiling, wood burner and mantle. Open plan to . . .

DINING ROOM & SUN ROOM: 16' 2" x 11' 10" (4.93m x 3.61m) (at widest points). Wood floor, cornice ceiling, door and glazing to rear.

MODERN FITTED KITCHEN WITH CASUAL LIVING/DINING AREA: 19' 2" x 16' 2" (5.84m x 4.93m) (at widest points). High gloss range of high and low level units, quartz work surfaces and drainer, stainless steel sink, integrated Gaggenau ovens, pull-out larder cupboard, integrated Smeg dishwasher, integrated hob and Gaggenau extractor fan over, integrated fridge freezer, island unit with units and quartz work surfaces, glazed splash back, tiled floor, low voltage spotlights, door and glazing to rear.

## First Floor

LANDING: Shelved hotpress, Slingsby ladder to partially floored roofspace.

BEDROOM (1): 15' 2" x 12' 0" (4.62m x 3.66m) (at widest points). Wood floor, built-in robes.

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, heated towel rail, low voltage spotlights.

BEDROOM (2): 11' 11" x 8' 10" (3.63m x 2.69m) (at widest points). Built-in robes.

BEDROOM (3): 11' 11" x 8' 1" (3.63m x 2.46m) (at widest points). Built-in robes.

BEDROOM (4): 8' 9" x 8' 5" (2.67m x 2.57m) (at widest points). Picture rail, view of garden.

MODERN SHOWER ROOM: White suite comprising low flush wc, fully tiled shower cubicle, heated towel rail, feature wash hand basin, fully tiled walls, ceramic tiled floor, low voltage spotlights.















## Outside

Excellent tarmac parking and turning area to the front. Landscaped beds in shrubs, bushes and trees. South facing rear gardens with open aspect, large lawns and extensive paved patio area, boundary hedging and fencing.

DETACHED DOUBLE GARAGE: 18' 10" x 15' 7" (5.74m x 4.75m) (at widest points). Up and over door. Utility space with work surfaces and single drainer sink. Oil fired boiler.



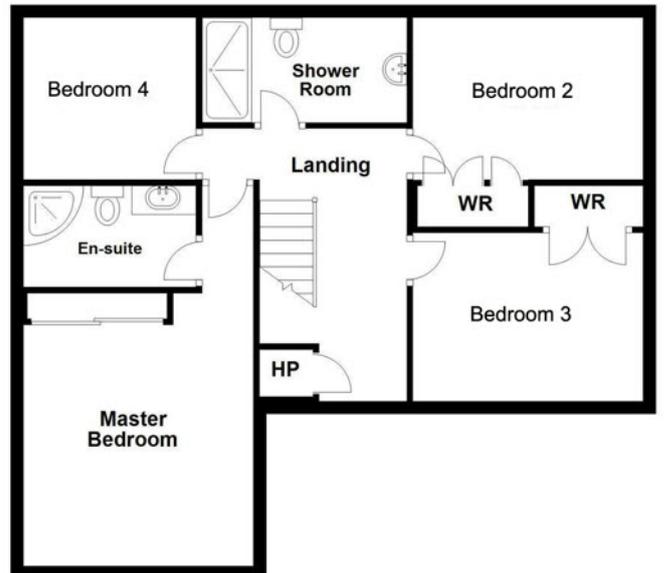
### Ground Floor

Approx. 77.6 sq. metres (835.2 sq. feet)



### First Floor

Approx. 69.0 sq. metres (743.0 sq. feet)

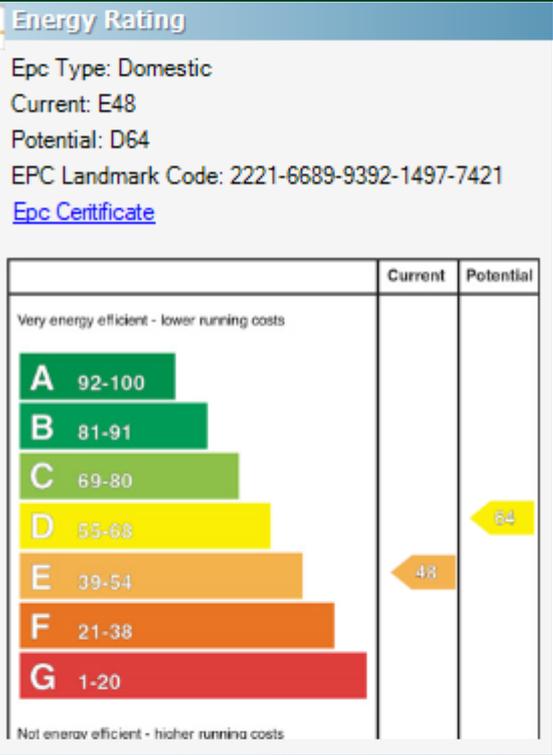


Total area: approx. 146.6 sq. metres (1578.1 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

### 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 left onto Piney Lane. Number 21 is on the right hand side.



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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