



Conveniently located in a highly sought after location just off the Malone Road, this attractive semi detached home also benefits from a quiet cul de sac.

Internally the accommodation is well planned and tastefully presented throughout, in brief offering open plan living and dining area, separate kitchen and three well-proportioned bedrooms.

Externally there is a delightful enclosed and landscaped south facing rear garden which is very appealing on those sunnier days. Additionally there is driveway parking leading to an integral garage with utility area.

Suitable for a range of buyers, in particular young professionals and downsizers.

Offers Over
£319,500

8 Newforge Grange,
Newforge Lane,
BELFAST,
BT9 5QB

Viewing by
appointment
through agent
028 9066 3030



- Tastefully presented semi detached home in quiet cul de sac location off Malone Road
- Lounge with feature fireplace and French doors to rear
- Open plan to dining room
- Three good sized bedrooms, one with built in robes and wooden floor
- Contemporary white bathroom suite with separate shower cubicle
- Floored attic with excellent storage via slingsby
- Integral garage with utility area
- Driveway parking and additional visitor parking
- Beautifully landscaped private and south facing rear garden
- Phoenix Gas Central Heating/uPVC Double Glazing
- Highly convenient location only a two minute drive from an array of amenities on the Lisburn Road, excellent schools, Lagan Towpath, sports clubs & facilities including Malone, Dunmurry & Balmoral Golf Clubs, the Boat Club, Dub Playing Fields and close to the M1 Motorway

The Property Comprises:

Ground Floor

Front door to . . .

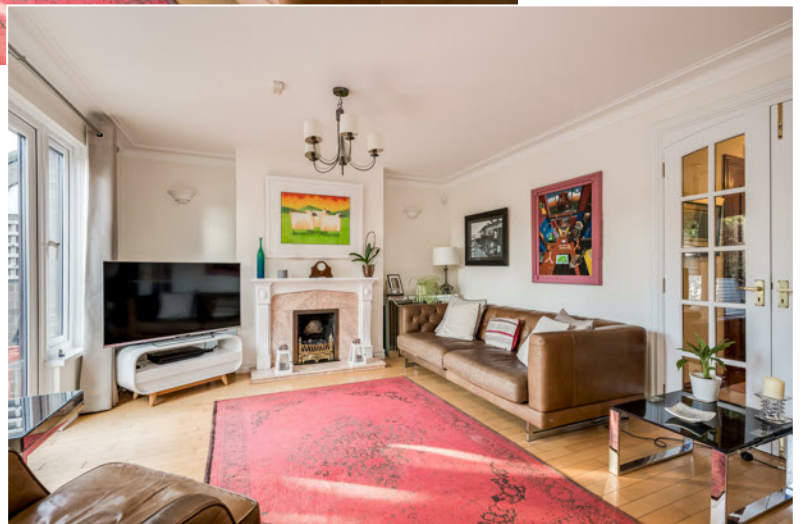
ENTRANCE HALL: Wood strip floor, door to integral garage.

CLOAKROOM: Low flush wc, wash hand basin, wood strip floor.



Double doors and glazing to . . .

LOUNGE: 13' 9" x 13' 0" (4.19m x 3.96m) (at widest points). Wood strip floor, cornice ceiling, tiled fireplace with painted mantle with gas coal effect fire, under stairs storage, uPVC patio doors to rear.



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Open plan to . . .

DINING ROOM: 15' 6" x 9' 9" (4.72m x 2.97m) (at widest points).



MODERN FITTED KITCHEN: 9' 8" x 8' 8" (2.95m x 2.64m) (at widest points). Range of high and low level units, wood effect work surfaces, ceramic sink unit, integrated fridge freezer, integrated Smeg hob, oven, stainless steel extractor fan, plumbed for dishwasher, ceramic tiled floor, part tiled walls, low voltage spotlights.



First Floor

LANDING: Access to floored roofspace via Slingsby ladder.

BEDROOM (1): 14' 2" x 13' 0" (4.32m x 3.96m)



BEDROOM (2): 12' 9" x 12' 0" (3.89m x 3.66m) Wooden floor, range of built-in robes.



BEDROOM (3): 9' 9" x 9' 7" (2.97m x 2.92m) Laminate wood effect floor.



MODERN BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle with electric shower, panelled bath, vanity unit with wash hand basin, heated towel rail, low voltage spotlights, extractor fan, airing cupboard with combi Worcester gas boiler.



Outside

Driveway parking for one car to . . .

INTEGRAL GARAGE: 18' 0" x 8' 9" (5.49m x 2.67m) Up and over door, units, work surfaces, plumbed for washing machine, space for tumble dryer.

Enclosed and private south facing rear gardens in pebbled with beds in sleepers and raised patio area, outside tap.

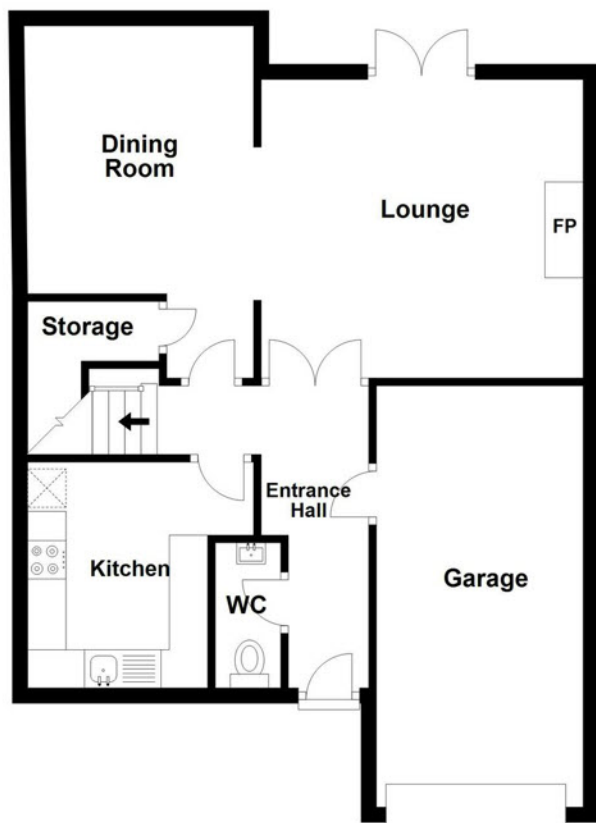


Location:

Heading out of Belfast on the Malone Road, turn left at the Balmoral Avenue junction onto Newforge Lane. Newforge Grange is first turning on left and property located off to the left at bottom of cul de sac

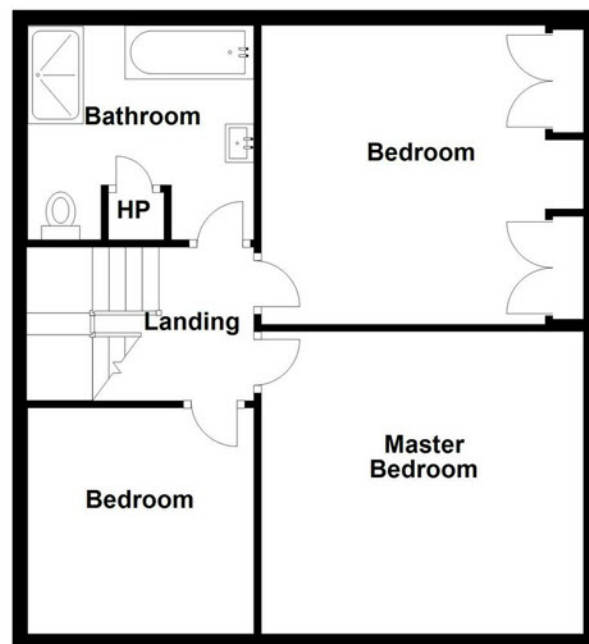
Ground Floor

Approx. 64.0 sq. metres (689.0 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.3 sq. feet)



Total area: approx. 121.4 sq. metres (1306.3 sq. feet)

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

Energy Rating

Epc Type: Domestic

Current: F38

Potential: D59

EPC Landmark Code: 9819-3036-0294-6487-2954

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		59
E 39-54	38	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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