



This attractive detached family home is situated in a much sought after residential location in the heart of Malone with a host of amenities extremely convenient including those on the Lisburn Road and leading primary and grammar schools.

The property offers generous adaptable accommodation with three separate spacious ground floor reception rooms and four well proportioned first floor bedrooms ideally complimented by the outside space. Priced to allow for some modernisation this will give prospective buyers the opportunity to mould and create their ideal family home.

Recent sales in this particular location have proven extremely popular thus this attractive family home will have wide ranging appeal with early inspection highly recommended so as not to miss out.

Asking Price
£495,000

33 Malone Hill Park,
Malone,
Belfast,
BT9 6RE

Viewing by
appointment with
& through agent
028 9066 3030



- Attractive Detached Family Home in a Much Sought After Malone Location
- Spacious Oak Panelled Reception Hall with Cloakroom & WC Off
- Excellent Sized Bright Lounge/Equally Impressive Separate Dining & Family Rooms
- Fitted Kitchen with Casual Dining Area
- 4 Good Sized Well Proportioned First Floor Bedrooms
- First Floor Fitted Bathroom & Separate Additional Shower Room/Matching Separate WC
- Oil Fired Central Heating/uPVC Double Glazed Windows/Alarm System
- Generous Adaptable Accommodation Ideal for Family Living
- Extensive Parking & Turning Area to Front & Attached Garage
- Good Sized Enclosed Lawned Rear Garden
- Extremely Convenient Location Including to Leading Primary & Grammar Schools
- Ideal for Wide Range of Buyers with Early Inspection Highly Recommended

The Property Comprises:

Ground Floor

Double glazed sliding door to . . .

ENTRANCE PORCH: Cornice ceiling. Glazed door to . . .

SPACIOUS RECEPTION HALL: Oak panelling, plate rack, cornice ceiling.

CLOAKROOM: Pedestal wash hand basin, under stairs storage.

SEPARATE MATCHING WC:

LOUNGE: 17' 3" x 12' 6" (5.25m x 3.8m) Feature tiled fireplace with matching tiled hearth, picture rail, cornice ceiling, recessed spotlights.



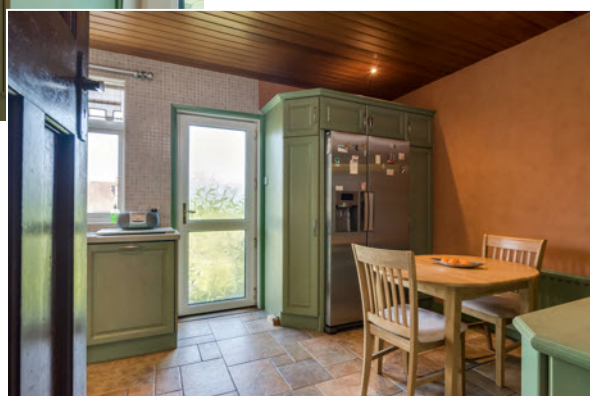
DINING ROOM: 14' 4" x 13' 0" (4.36m x 3.97m) Feature quartz stone fireplace with wooden mantle and tiled hearth, cornice ceiling, picture rail.



FAMILY ROOM: 14' 5" x 12' 6" (4.4m x 3.8m) Raised Chinese slate fireplace and hearth, overlooking rear garden, cornice ceiling, picture rail.



FITTED KITCHEN WITH CASUAL DINING AREA: 15' 2" x 10' 4" (4.63m x 3.15m) (at widest points). Range of high and low level units, 1.5 bowl stainless steel single drainer sink unit, work surfaces, cooker alcove with Neff four ring ceramic hob, Candy oven underneath, extractor fan and canopy, integrated microwave, integrated dishwasher, space for fridge freezer, ceramic tiled floor, timber tongue and groove panelled ceiling with low voltage lights, uPVC double glazed door to outside.



First Floor Return

LANDING: Feature leaded glass window.

FULLY TILED SEPARATE WC:

First Floor

SPACIOUS LANDING: Access via timber Slingsby ladder to large floored and sheeted roofspace.



BEDROOM (1): 14' 11" x 12' 5" (4.54m x 3.79m) (at widest points into robes). Extensive mirror fronted sliding robes, vanity unit, cornice ceiling, picture rail.



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BEDROOM (2): 14' 5" x 12' 3" (4.39m x 3.73m) Cornice ceiling, picture rail.



BEDROOM (3): 12' 6" x 12' 4" (3.8m x 3.77m) Cornice ceiling, picture rail.



BEDROOM (4): 10' 6" x 7' 4" (3.21m x 2.23m) Cornice ceiling, picture rail.

FITTED BATHROOM: Coloured suite comprising tiled panelled bath, extensive vanity unit, fully tiled walls, timber tongue and groove panelled ceiling with recessed spotlights, heated towel rail.

ADDITIONAL SHOWER ROOM: Fully tiled shower cubicle with Aqualisa shower, vanity unit with tiled splash back, shelved hotpress, shaver point and light.

Outside

Wrought iron entrance gates to paved parking and turning area to front for multiple vehicles with boundary hedging.

ATTACHED GARAGE 16' 4" x 8' 3" (4.97m x 2.51m) Up and over door, light and power, timber double doors to rear, oil fired boiler.

EXTERNAL UTILITY ROOM: Plumbed for washing machine, vented for tumble dryer.

Good sized rear garden, enclosed by mature hedging, in lawns and beds with a wide variety of plants, trees and shrubs, various sitting areas, outside tap and lights, oil tank, timber garden shed.





Location:

Travelling out of Belfast on the Malone Road, turn right onto Malone Hill Park just before the House of Sport Roundabout.

Lisburn Road - 028 90 66 3030
Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
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Energy Rating

Epc Type: Domestic
Current: E44
Potential: D57
EPC Landmark Code: 5000-1001-0122-4022-3103
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	44	57
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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