



This attractive double bay fronted detached family home occupies a much sought after residential location in the heart of Malone and is extremely convenient to a host of amenities including shops, public transport and leading primary and grammar schools.

The property offers adaptable and well proportioned accommodation with three separate reception rooms and four good sized first floor bedrooms. Refurbishment and modernisation is required and will offer potential purchasers the opportunity to create their ideal modern day family home.

Recent sales in the area have proven extremely popular and this attractive home will have wide ranging appeal thus early inspection is recommended.

Offers Around  
£449,950

21 Mount Eden Park,  
Off Malone Road,  
Belfast,  
BT9 6RA

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Viewing by  
appointment  
through agent  
028 9066 3030

- Attractive Double Bay Fronted Detached Family Home in Superb Malone Location
- Spacious Reception Hall with Large Cloakroom
- Generous Lounge, Impressive Dining Room & Good Sized Separate Living Room
- Kitchen with Large Utility Room/Pantry Off
- Rear Hallway with Separate WC
- 4 Good Sized Well Proportioned Bedrooms
- First Floor Bathroom with White Suite
- Oil Fired Central Heating
- Excellent Potential Requiring Refurbishment & Modernisation
- Driveway Parking to Attached Garage
- Front Garden & Good Sized Enclosed Rear Garden
- Extremely Convenient Location Including to Shops, Transport Facilities & Leading Schools

The Property Comprises:

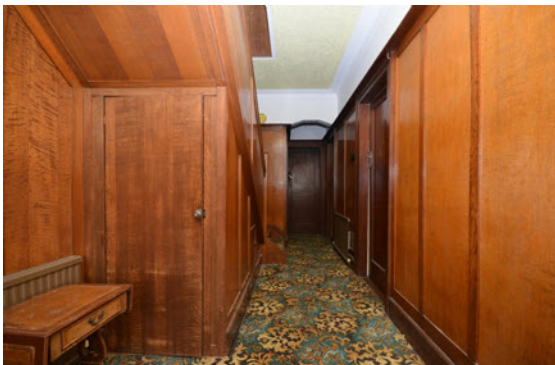
#### Ground Floor

Stained glass front door with matching side panels to . . .

SPACIOUS RECEPTION HALL: Oak panelled walls, plate rack.

CLOAKROOM: Wash hand basin, tongue and groove wood panelled walls.

LOUNGE: 19' 5" x 11' 0" (5.93m x 3.35m) (at widest points into bay). Tiled fireplace with matching hearth and oak surround, picture rail, cornice ceiling, feature bay window.



DINING ROOM: 15' 6" x 11' 4" (4.72m x 3.45m) (into bay at widest points). Picture rail, cornice ceiling, feature bay window.

LIVING ROOM: 11' 3" x 10' 4" (3.44m x 3.14m) Picture rail.

KITCHEN: 11' 7" x 9' 0" (3.53m x 2.74m) (at widest points). Range of units, single drainer stainless steel sink unit, work surfaces, part tiled walls, original terrazzo floor.





UTILITY ROOM/PANTRY: 7' 1" x 6' 8" (2.17m x 2.03m) (at widest points). Glazed display cabinets, original terrazzo floor.

REAR HALLWAY: Tiled floor, door to outside.

SEPARATE WC: High flush wc.

BOILER ROOM: Oil fired boiler.

### First Floor

SPACIOUS LANDING: Stained glass window.

BEDROOM (1): 12' 11" x 11' 1" (3.94m x 3.38m) Picture rail.

BEDROOM (2): 12' 6" x 11' 4" (3.82m x 3.45m) Picture rail.

BEDROOM (3): 11' 0" x 10' 4" (3.35m x 3.15m) Picture rail.

BEDROOM (4): 11' 2" x 10' 6" (3.4m x 3.19m) (at widest points).

BATHROOM: White suite comprising panelled bath, vanity unit, low flush wc, hotpress, access to roofspace.

### Outside

Entrance pillars to driveway parking and . . .

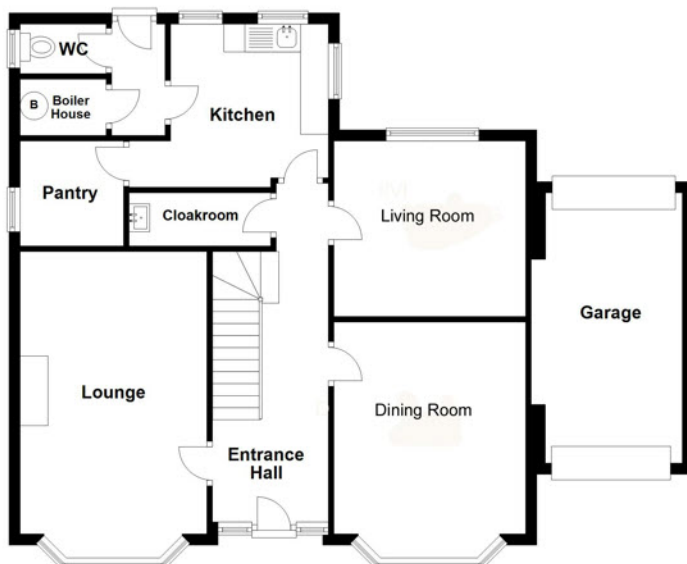
ATTACHED GARAGE: 16' 2" x 8' 9" (4.94m x 2.66m) (at widest points). Up and over doors front and rear.

Front garden. Good sized enclosed rear garden. Oil tank.



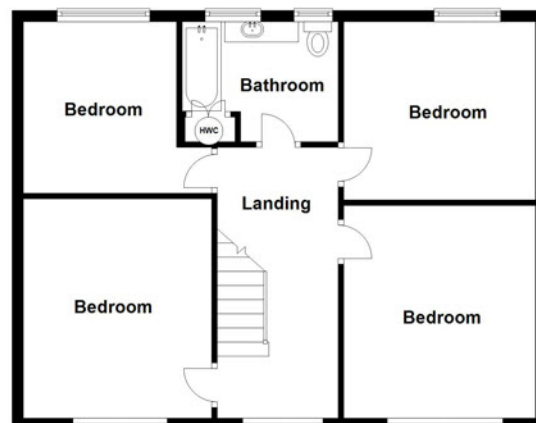
## Ground Floor

Approx. 88.2 sq. metres (948.9 sq. feet)



## First Floor

Approx. 65.4 sq. metres (704.4 sq. feet)



Total area: approx. 153.6 sq. metres (1653.3 sq. feet)

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

**21 Mount Eden Park, Belfast**

Location:

Heading out of Belfast on Malone Road go through Balmoral Avenue junction and Mount Eden Park is a short distance on right just after McCracken Church.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

Epc Type: Domestic

Current: G12

Potential: D55

EPC Landmark Code: 9390-2921-0020-2890-0235

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20	12	55
Not energy efficient - higher running costs		

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