

DETACHED BUNGALOW PLUS ADDITIONAL COACH HOUSE



This detached bungalow offers an exceptional opportunity for those seeking a blend of residential comfort and development potential. Situated on a sizeable plot off Osborne Park this property presents a unique chance to acquire not only a charming dwelling but also an additional coach house prime for development pending necessary planning approvals.

The main residence is in need of modernisation and features a comfortable living room, kitchen with fitted units and four well proportioned bedrooms. There is an opportunity to also convert upstairs subject to the necessary planning consents. Adding to its allure the property includes off street parking facilities ensuring convenience to residents and visitors alike. The rear garden is complete with patio area.

This property enjoys a desirable location in the Malone conservation area. There are an array of shops, restaurants and cafes on the Lisburn Road which are only a short stroll away. All in all this is a rare opportunity to purchase the very highest quality of site in Malone and the chance to design and create your dream home.

Offers Over
£645,000

23 Osborne Park,
Malone Road,
BELFAST,
BT9 6JN

Viewing by
appointment
through agent
028 9066 3030



- Detached Bungalow with Additional Coach House Ideal for Potential Development
- Living Room with Open Fire
- Kitchen with Casual Dining Area
- 4 Double Bedrooms
- Bathroom with Coloured Suite
- Driveway Parking for Numerous Cars & Rear Garden
- Site Accessed Via Laneway from Osborne Park
- Coach House with 4 Garages
- Fabulous Situation on one of Malone's Most Sought After Parks with a Host of Amenities Virtually on Your Doorstep Including Lisburn Road & Leading Schools Only a Few Minutes Walk Away
- Appealing to a Very Wide Variety of Buyers with Early Inspection a Must to Appreciate all this Development Opportunity has to Offer

The Property Comprises:

Ground Floor

Hardwood front door to . . .

RECEPTION HALL: Built-in cupboard, access to partly floored roofspace via Slingsby type ladder with excellent opportunity to convert subject to the usual planning consents.



LIVING ROOM: 16' 8" x 14' 8" (5.08m x 4.47m) Stone fireplace with open fire.



KITCHEN: 20' 5" x 11' 4" (6.22m x 3.45m) Range of low level units, stainless steel double drainer, double sink unit with mixer taps, casual dining area, plumbed for washing machine, access to rear garden.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, built-in Triton electric shower unit with tiled splash back, low voltage spotlights, hotpress with copper cylinder.

BEDROOM (1): 12' 2" x 11' 2" (3.71m x 3.4m) Built-in cupboards.



BEDROOM (2): 13' 2" x 9' 0" (4.01m x 2.74m) Built-in cupboard leading to additional bedroom.



BEDROOM (3): 17' 2" x 9' 3" (5.23m x 2.82m)



ENSUITE FACILITIES: Coloured suite comprising low flush wc, vanity unit, built-in shower with Redring electric shower unit, built-in cupboard with oil fired boiler, access to rear garden.

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BEDROOM (4): 9' 8" x 8' 4" (2.95m x 2.54m) Built-in cupboard.



Outside

Front, side and rear gardens laid in lawns. Driveway with ample parking.

COACH HOUSE: Four garages with timber doors.

GARAGE (1): 16' 6" x 12' 0" (5.03m x 3.66m)

GARAGE (2): 16' 3" x 8' 4" (4.95m x 2.54m) Access to additional store room.

GARAGE (3): 30' 3" x 9' 4" (9.22m x 2.84m)

GARAGE (4): 26' 4" x 8' 8" (8.03m x 2.64m) Stairs to . . .

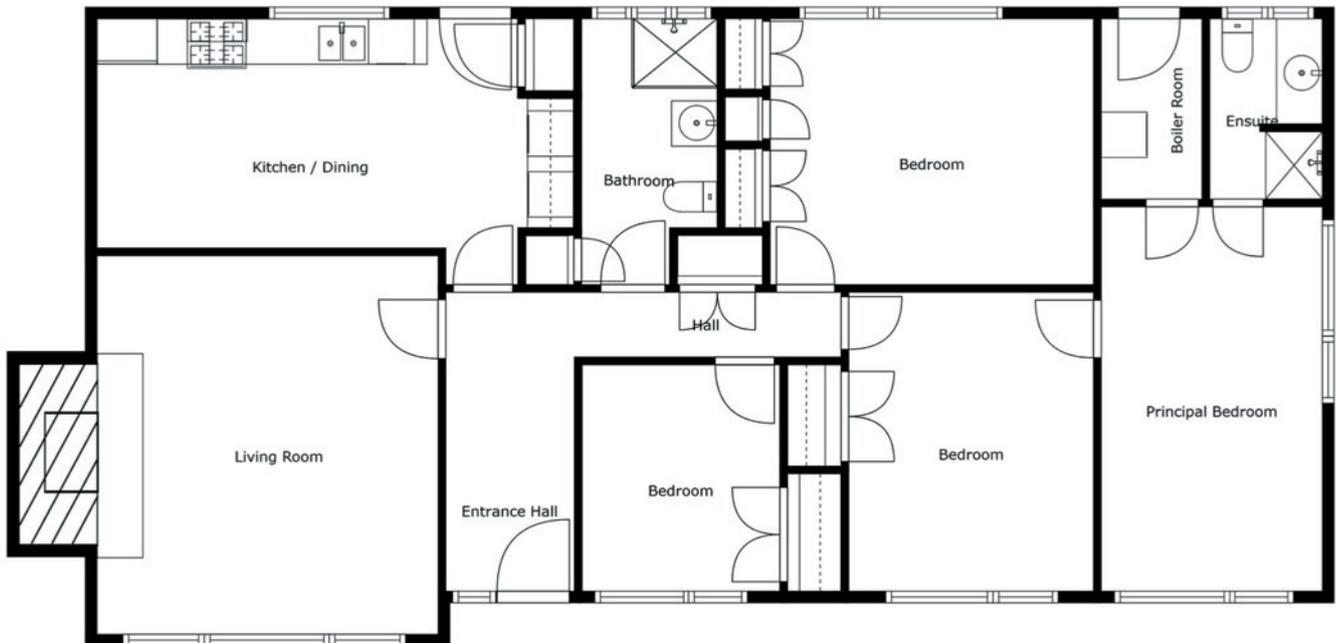
First Floor

14' 6" x 11' 5" (4.42m x 3.48m) Fully floored.





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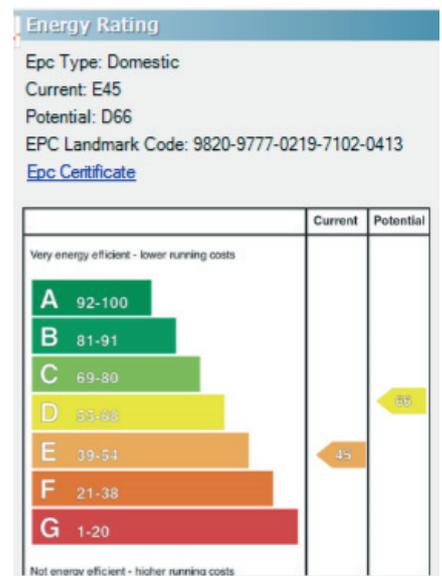


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of Belfast on the Malone Road Osborne Park is the first turn on the right immediately Inst playing fields, number 23 is located on the left hand side.

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