



64 Marlborough Park South, Belfast, BT9 6HW

Price Guide £550,000

This beautiful detached home, located in Marlborough Park South just off the Malone Road, is presented to an exceptional standard and benefits from an impressive ground floor extension and full renovation. Providing excellent living space, the accommodation is ideal for a range of potential purchasers and comprises lounge, contemporary high specification kitchen open plan to living / dining - an ideal space for entertaining, utility room, cloakroom, three double bedrooms and luxury family bathroom suite. Externally the home offers a private, enclosed rear garden in lawn with a raised paved patio area and tarmac driveway to front providing ample parking space. Located within close proximity to leading schools within the area, main arterial transport links and the amenities of the Lisburn Road viewing is highly recommended.

- Exceptional Extended Detached Home Located In A Sought After Residential Address
- Front Lounge With Feature Gazco Electric Fire & Bay Window
- Utility Room & Cloakroom
- Private, Enclosed Rear Garden In Lawn With Raised Paved Patio Area, Tarmac Driveway To Front
- Within Walking Distance To Leading Schools, Amenities & Transport Links
- Three Good Sized Bedrooms (Two With Fitted Wardrobes)
- Contemporary High Specification Kitchen With Range Of Integrated Appliances Open Plan To Living / Dining Area
- Luxury Bathroom Suite With Walk In Shower & Free Standing Bath
- Gas Fired Central Heating / PVC Double Glazing
- Suitable For A Range Of Prospective Purchasers

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Stain glass hardwood front door.

RECEPTION HALL



Solid wood floor. Wood panelling. Storage under stairs.

LOUNGE 16'0" x 11'5" (4.9 x 3.5)



Bay window with stain glass, wall mounted Gazco electric fire, solid wood floor.

**KITCHEN / LIVING / DINING 24'3" x 20'4"
(7.4 x 6.2)**



Range of contemporary high and low level units, integrated appliances to include Bosch dishwasher, microwave, double oven, 5 ring gas hob, stainless steel extractor fan, Blanco 1.5 sink unit with mixer tap, island unit, herringbone solid wood floor, sliding doors to rear garden.





UTILITY ROOM 7'10" x 6'6" (2.4 x 2.0)



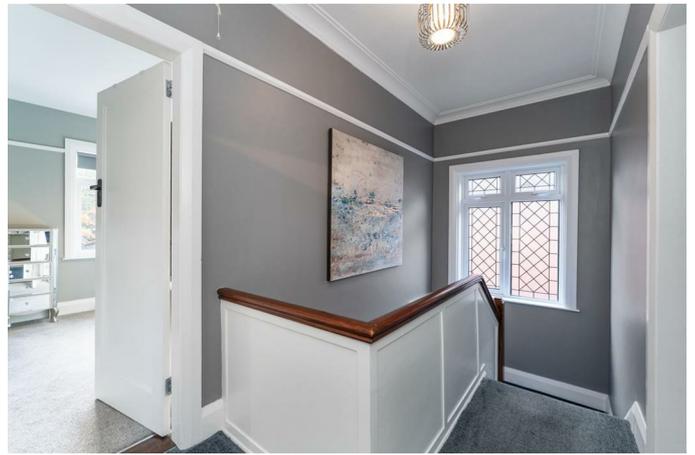
Range of high and low level units, plumbed for washing machine & tumble dryer, stainless steel sink unit with drainer & mixer tap, gas fired boiler.

CLOAKROOM



Low flush W.C, wash hand basin, part tiled walls, ceramic tiled floor.

ON THE FIRST FLOOR



Access to roof space.

BEDROOM ONE 11'1" x 10'9" (3.4 x 3.3)



Built in robe.

BEDROOM TWO 11'9" x 10'5" (3.6 x 3.2)



Built in robe.

BEDROOM THREE 11'9" x 9'6" (3.6 x 2.9)



BATHROOM



Beautiful suite comprising low flush W.C, sink unit with storage underneath, roll top bath, double walk in shower, wood panelling, part time walls, tiled floor. Recessed spotlighting.

OUTSIDE



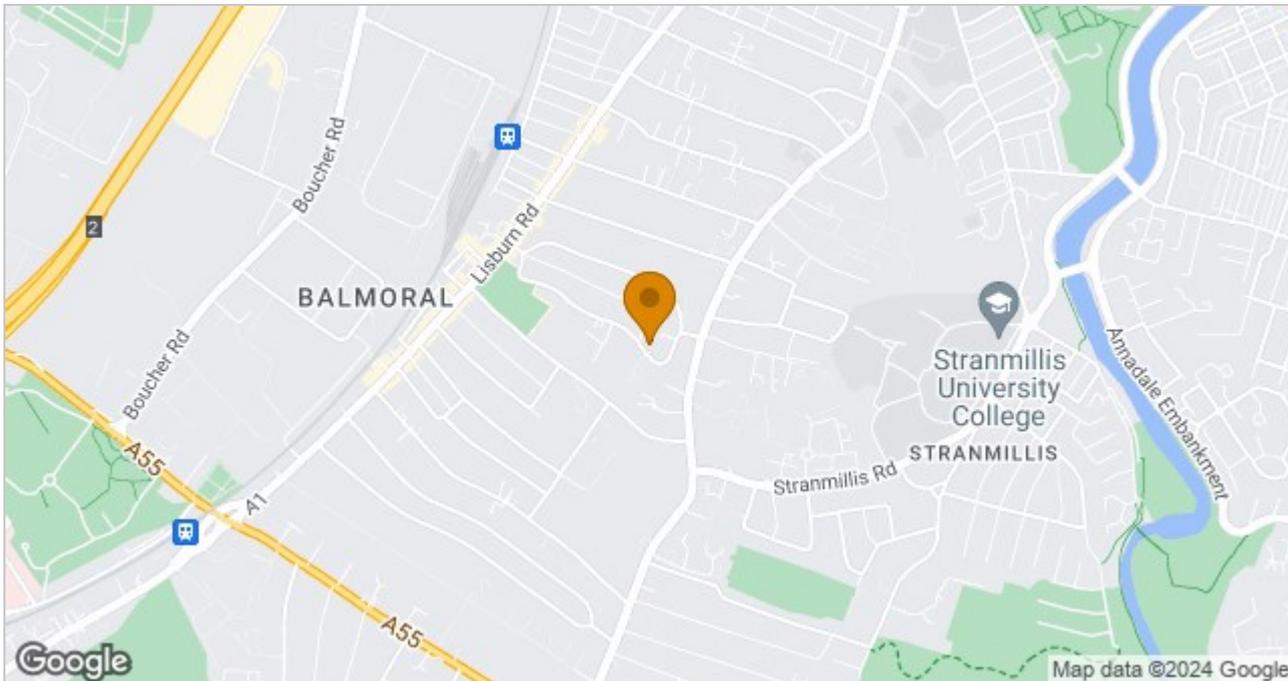
Enclosed rear garden in lawn with raised patio space, tarmac driveway to front.

Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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