



2 Marylebone Park, Belfast, BT9 5HF

Price Guide £450,000

This detached bungalow is located in a highly sought after residential area, offering excellent accommodation which will suit a range of potential purchasers. Internally, the adaptable accommodation currently comprises two front reception rooms (one with open fire), open plan kitchen, living, dining with feature wood burning stove, utility room, master bedroom and shower room. On the first floor there is a further bedroom with en-suite. Externally there is a spacious rear garden in lawn with decked patio, front garden and driveway providing off street parking. The property also benefits from gas central heating and double glazed windows throughout. Within walking distance to a host of amenities including Stranmillis Primary School, Stanmillis boat club, the Lagan Towpath & the shops & cafés of Stranmillis village, this home will appeal to a wide range of buyers and viewing is highly recommended.

- Beautifully Presented Detached Bungalow In A Sought After Location
- Spacious Accommodation Which Can Be Adapted As Desired
- Two Front Reception Rooms (One With Attractive Open Fire)
- Contemporary Fitted Kitchen Open Plan To Living / Dining With Wood Burning Stove
- Master Bedroom With Bath & Double Doors Leading To Rear Garden
- Contemporary Shower Room
- First Floor Bedroom With Ensuite Shower Room
- Utility Room & Additional Storage
- Gas Fired Central Heating / PVC Double Glazed
- Enclosed Rear Garden In Lawn With Decked Patio Area, Front Garden & Driveway Providing Off Street Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISSES
ON THE GROUND FLOOR**

ENTRANCE

PVC front door to tiled porch.

RECEPTION HALL



LOUNGE 14'9" x 12'1" (4.5 x 3.7)



Open fire with wood surround, wooden floor.

LIVING ROOM / BEDROOM 11'1" x 11'1" (3.4 x 3.4)



Wooden floor.

**KITCHEN / LIVING / DINING 20'11" x 14'9"
(6.4 x 4.5)**



Excellent range of high and low level contemporary units, Belfast sink with mixer tap, wall mounted double oven, integrated fridge, sliding patio doors. Wood burning stove to living area.



UTILITY ROOM 9'2" x 9'2" (2.8 x 2.8)
Tiled floor. Access to additional storage.

BEDROOM ONE 18'8" x 9'2" (5.7 x 2.8)



Built in robes. free standing bath, double doors leading to rear garden.

BEDROOM TWO 10'9" x 9'10" (3.3 x 3.0)



Velux windows.

ENSUITE



Fully tiled enclosed shower, wash hand basin, low flush W.C.

SHOWER ROOM



Fully tiled shower enclosure, low flush W.C, wash hand basin.

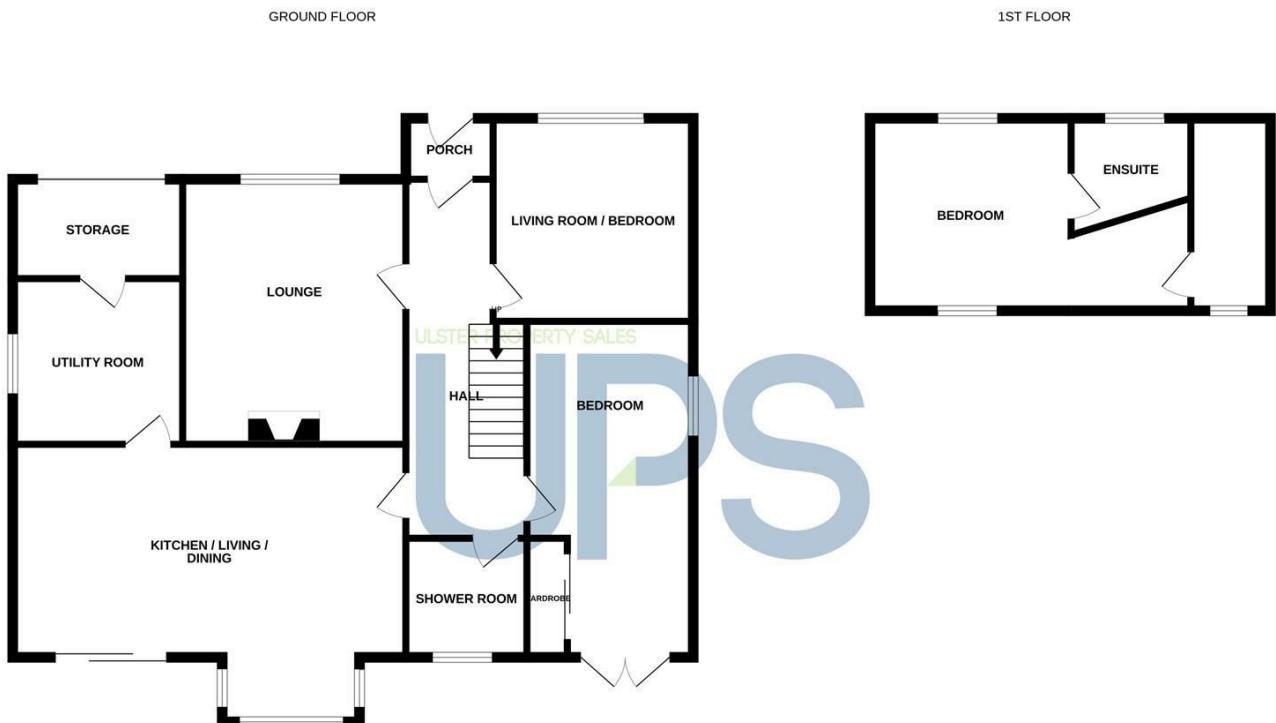
ON THE FIRST FLOOR

OUTSIDE



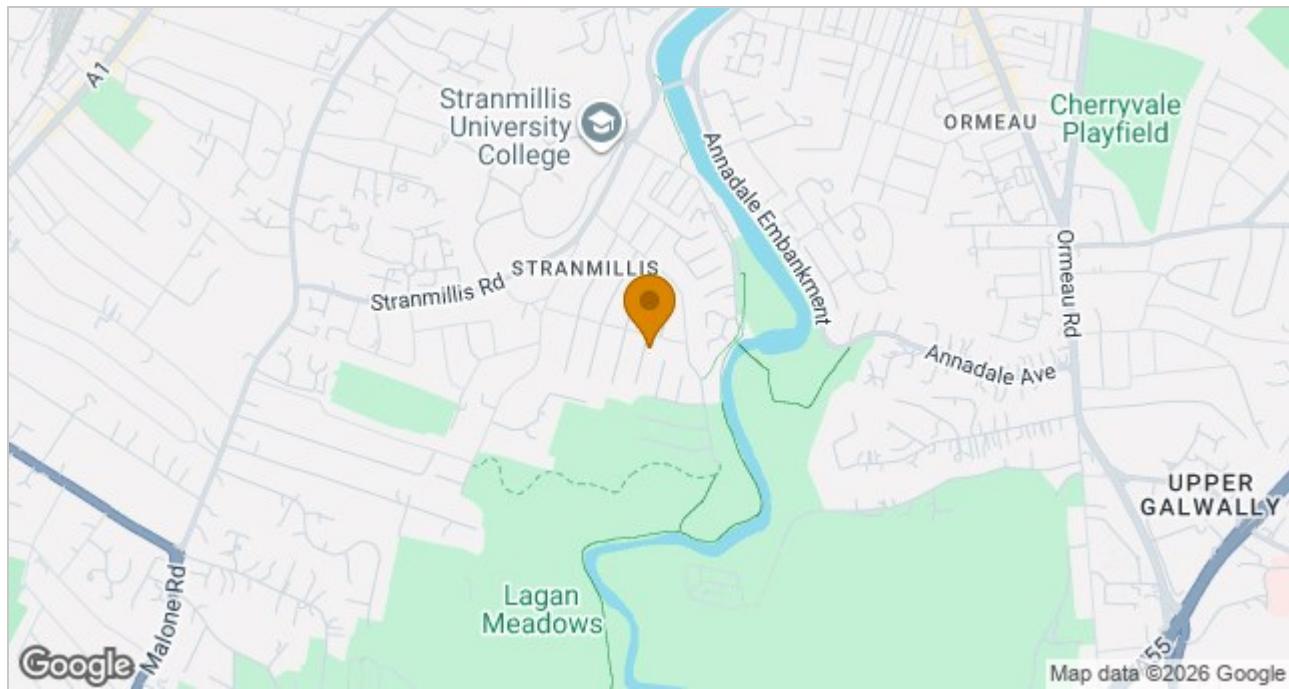
Enclosed rear garden in lawn, decked patio area, front garden, driveway providing off street parking.

Floor Plan



Whilst 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



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