



5 Marlborough Gate, Belfast, BT9 6GB

Offers Over £500,000

Beautifully presented, this end townhouse is located in a gated development just off Marlborough Park between the Lisburn & Malone Roads in South Belfast. The spacious accommodation, over four floors will appeal to a range of buyers. The ground floor comprises reception hall leading to modern kitchen open plan to living & dining area along with W.C and access to garage. On the lower ground floor there is a spacious basement room which can be used as desired and makes an excellent entertaining space. The first floor comprises lounge with feature fire, master bedroom with en-suite and an additional W.C, while the top floor has a further three bedrooms and newly installed luxury bathroom suite. Outside the property benefits from a private, enclosed garden to rear, integral garage and driveway. Ideal for a range of buyers including the young professional seeking city convenience, those downsizing whilst wanting to stay within a safe and secure environment or young families wanting into the area due to leading schools, we encourage early viewing.

- Beautifully Presented End Townhouse In Gated Development Off The Malone Road
- Modern Fitted Kitchen with Range of Integrated Appliances Open Plan To Dining & Living Area
- First Floor Lounge with Bay Window and Feature Fireplace
- Four Well Proportioned Bedrooms, Master with Ensuite Shower Room
- Large Lower Level Games Room / Study
- Newly Fitted Contemporary Bathroom Suite
- Gas Heating / Sash Double Glazed Windows
- Driveway Parking and Integral Garage
- Enclosed Garden
- Sought After Location Within Walking Distance To Queens University, Lisburn Road, Shops, Cafes & Leading Schools

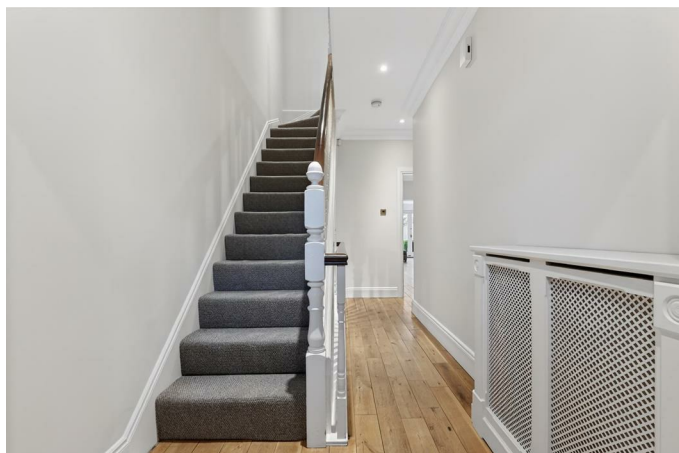
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(37-49) A			
(49-55) B			
(55-65) C			
(65-77) D			
(77-85) E			
(85-93) F			
(93-100) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door.

RECEPTION HALL



Wooden floor, cornice ceiling, low voltage spotlights, access to garage.

CLOAKROOM

White suite comprising low flush W.C, wash hand basin, wooden floor.

KITCHEN / LIVING / DINING 27'2" x 16'4" at widest points (8.3 x 5.0 at widest points)

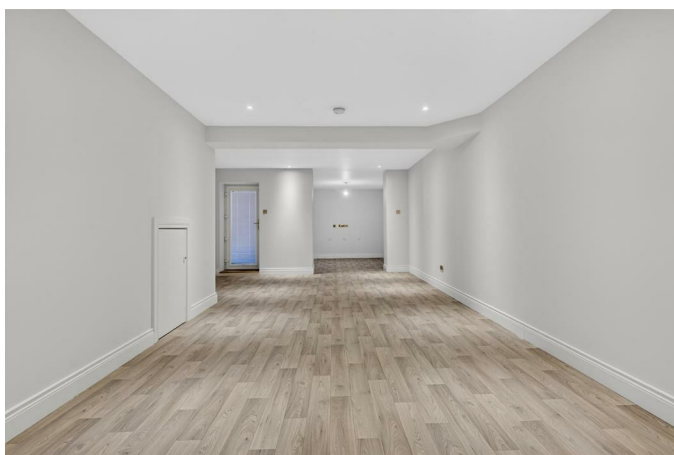


Modern fitted kitchen with range of high and low level units, granite work surfaces, 1.5 bowl stainless steel sink unit, four ring gas hob, electric double oven, stainless steel splash back and extractor hood, integrated microwave, integrated dishwasher, wooden floor, low voltage spotlights, cornice ceiling, glazed display cabinets. Wooden floor, wall mounted gas fire, glazed double doors to rear garden.



ON THE LOWER GROUND FLOOR

BASEMENT ROOM 43'7" x 14'9" at widest points (13.3 x 4.5 at widest points)



Low voltage spotlights, glazed door to rear, under stairs storage, built-in storage cupboards.

ON THE FIRST FLOOR

LOUNGE 16'4" x 15'8" (5.0 x 4.8)



Wooden floor, feature fireplace with gas coal effect fire, cornice ceiling, low voltage spotlights.

W.C

White suite comprising low flush W.C, wash hand basin, ceramic tiled floor.

BEDROOM ONE 12'9" x 12'5" (3.9 x 3.8)



Wooden floor, built in robe.

ENSUITE

White suite comprising low flush W.C, pedestal wash hand basin, shower cubicle, fully tiled walls, tiled floor, low voltage spotlights.

ON THE SECOND FLOOR

Access to roof space via Slingsby ladder, storage cupboard.

BEDROOM TWO 15'8" x 10'2" (4.8 x 3.1)



Built-in robe and drawers.

BEDROOM THREE 12'1" x 8'10" (3.7 x 2.7)

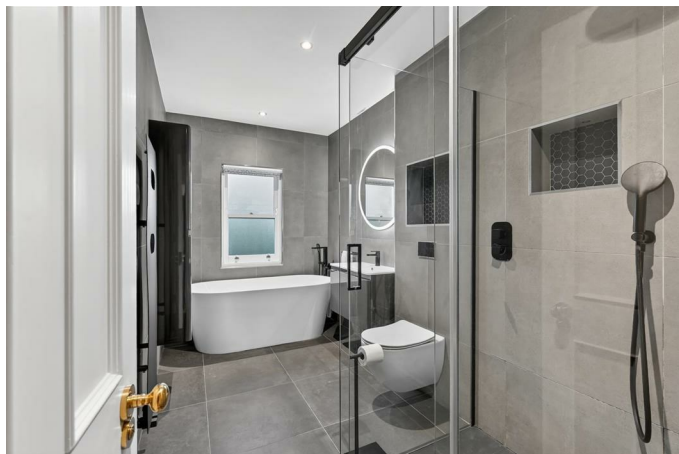


Built in robe.

BEDROOM FOUR 12'1" x 7'6" (3.7 x 2.3)



BATHROOM



Newly fitted contemporary suite comprising free standing bath, fully tiled shower, wash hand basin with vanity unit below, wall hung W.C, fully tiled walls, tiled floor, low voltage spotlights.

OUTSIDE



Paviour parking area to front. Private and enclosed rear garden in lawn with patio seating.



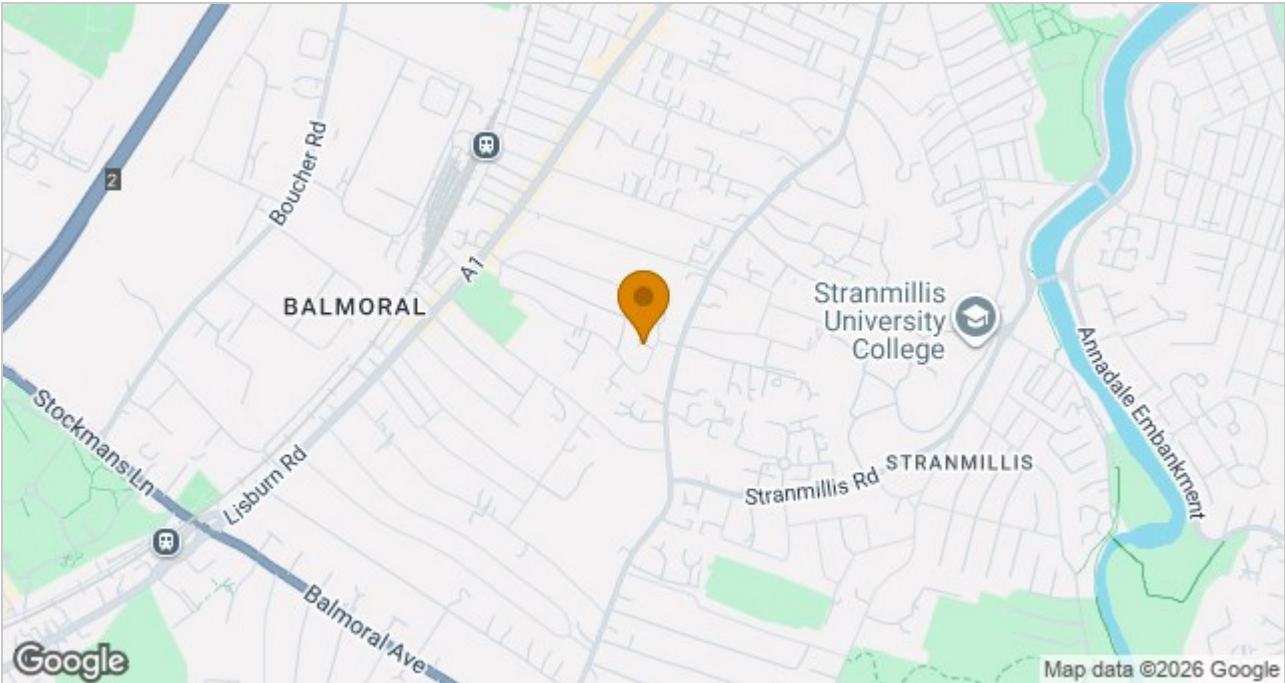
INTEGRAL GARAGE 18'4" x 9'10" (5.6 x 3.0)

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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