



45 Maryville Park, Belfast, BT9 6LP

Price Guide £625,000

This attractive detached house is situated in a prime south facing site in a much sought after residential location. Offering an abundance of spacious accommodation, this property would be an ideal home for the growing family, with its close proximity to leading schools a further benefit. Internally the property retains many original features throughout. The accommodation comprises two front reception rooms, living room, kitchen, utility, W.C, four generous bedrooms & luxury family bathroom suite. In addition to this there is an detached garage, front driveway providing off street parking and enclosed paved garden to rear. Maryville Park is within walking distance to the many shops, cafes & restaurants of the Lisburn Road as well as offering easing commuting distance to both the City Centre & the M1. Rarely does a property with such character & charm come onto the market and as such viewing is highly recommended.

- Well Presented Double Front Detached Family Home
- Kitchen & Utility Room
- Four Generous Bedrooms
- Enclosed South Facing Patio Garden
- Oil Fired Central Heating / PVC Double Glazing
- Three Good Sized Reception Rooms
- Downstairs W.C
- Modern Family Bathroom Suite With Jacuzzi Bath & Walk In Shower
- Detached Garage & Driveway
- Within Close Proximity To Leading Primary & Secondary Schools

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	61
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Leaded glass panelled front door. Tiled porch. Glass panelled inner door.

RECEPTION HALL



Wood wall panelling.

LOUNGE 21'11" x 12'9" (6.7 x 3.9)



Bay window.

DINING 17'0" x 12'9" (5.2 x 3.9)



Bay window.

LIVING 14'9" x 12'5" (4.5 x 3.8)



Bay window. Recessed spot lighting. Wooden floor.

KITCHEN 16'4" x 7'10" (5.0 x 2.4)



Range of high and low level units, integrated dishwasher, integrated oven, recessed spot lighting.



UTILITY 7'10" x 4'7" (2.4 x 1.4)

Wash hand basin, oil boiler.

W.C

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

ON THE FIRST FLOOR



Leaded glass window.

BEDROOM ONE 18'4" x 12'5" (5.6 x 3.8)



Built in robes.

BEDROOM TWO 13'1" x 12'5" (4.0 x 3.8)



Built in robes. Wash hand basin.

BEDROOM THREE 12'5" x 11'9" (3.8 x 3.6)



Built in robes. Wash hand basin.

BEDROOM FOUR 9'6" x 8'2" (2.9 x 2.5)



BATHROOM



Modern white suite comprising Jacquizz bath, wash hand basin with vanity unit below, low flush W.C, walk in shower, fully tiled walls, tiled flooring, recessed spot lighting.

OUTSIDE

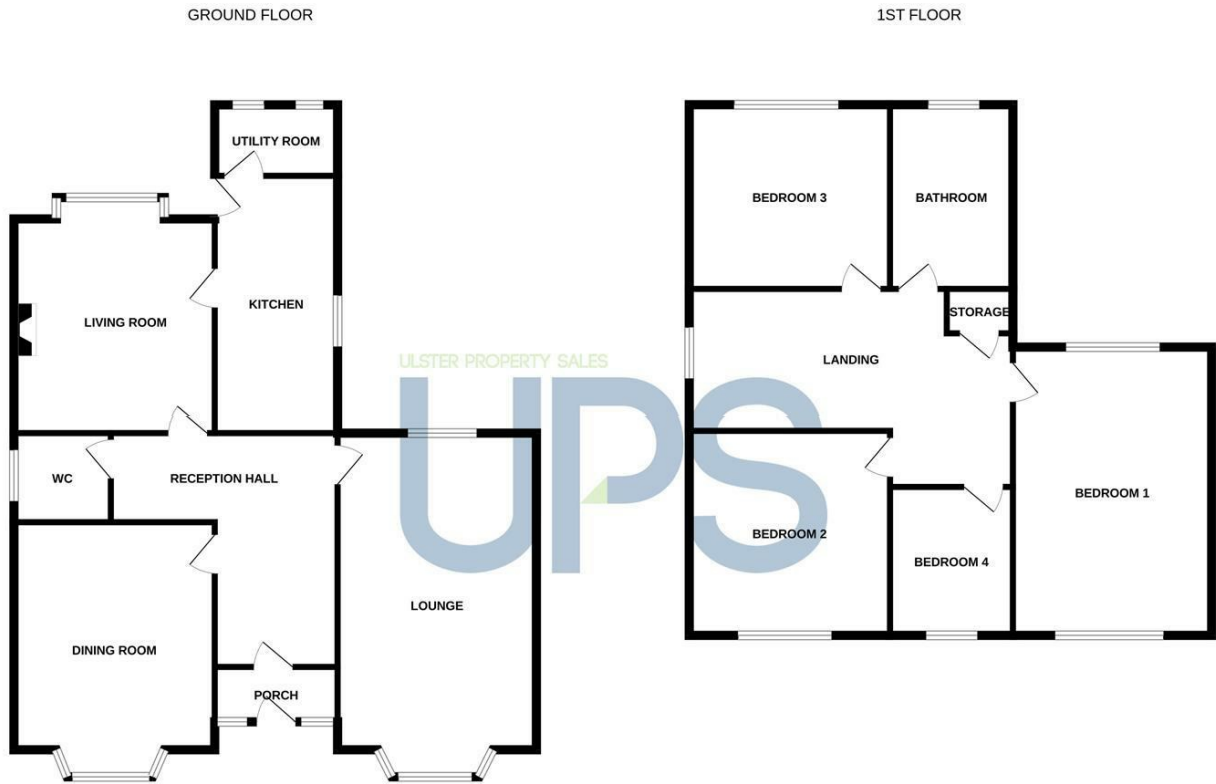


Enclosed paved garden to rear. Paved front & driveway.



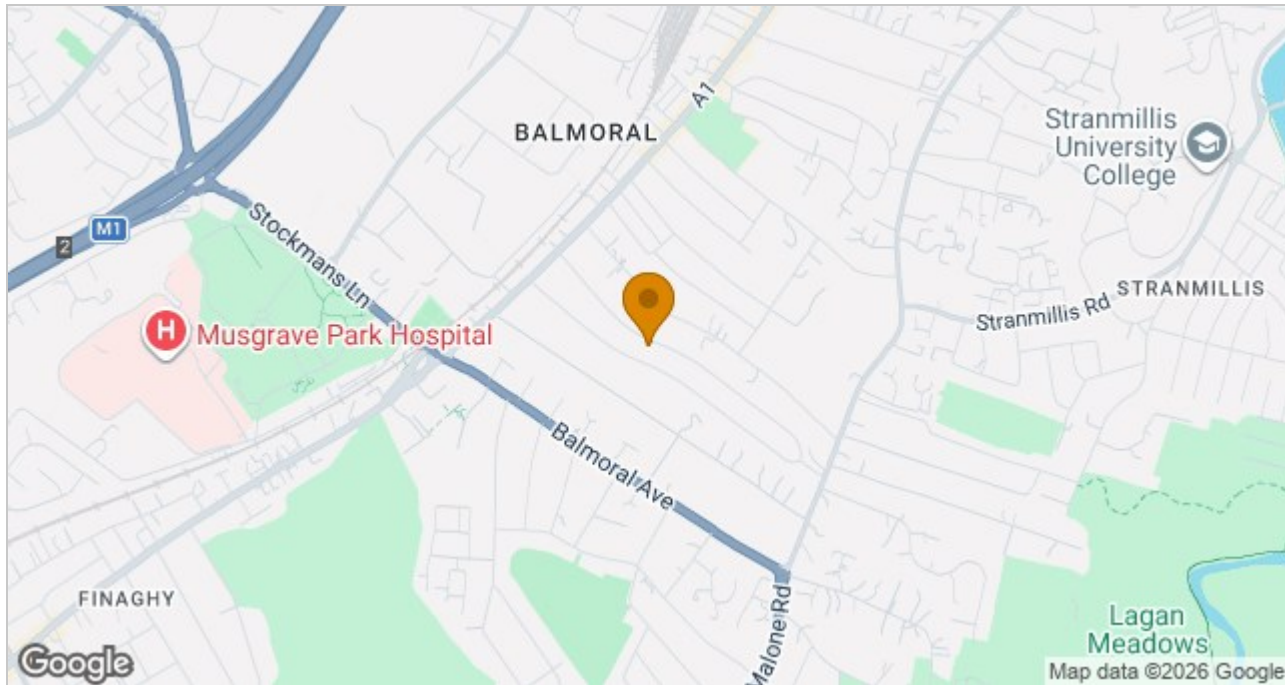
DETACHED GARAGE

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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