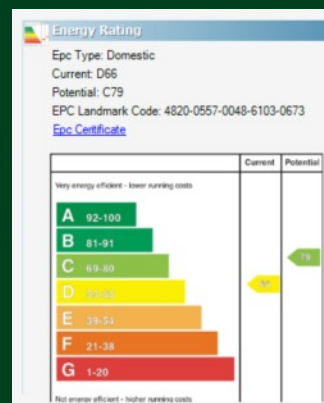




34 Bladon Drive,
Malone,
Belfast,
BT9 5JN

Offers Over
£557,500

Viewing by
appointment with
& through agent
028 90 663030





Situated on Bladon Drive, this most attractive, detached home occupies a delightful position in this most desirable area well known for its convenience to leading schools, recreational facilities and other amenities and access to Belfast City Centre.

Internally the property offers bright and spacious accommodation comprising; entrance hall with cloakroom/wc, lounge with feature fireplace and dual aspect, dining room and modern fitted kitchen. There are four well proportioned bedrooms and a modern bathroom.

The accommodation is well proportioned and is modern and offering a homely ambiance.

The property benefits from gas fired heating and double glazed windows.

The generous site offers beautiful well stocked and colourful beds with an array of shrubs, trees and bushes and lawns. There is driveway parking and a detached garage.

The property is ideally suited for family living and we expect demand to be high.

- Attractive Charming Detached Family Home in Superb Malone Location with Well Landscaped Mature Gardens
 - Entrance Hall with Cloakroom/wc
 - Lounge with Feature Fireplace and Dual Aspect
- Dining Room Open Plan to Modern Fitted Kitchen with Range of Integrated Appliances
 - Four Well Proportioned Bedrooms
 - Modern Bathroom
- Gas Fired Central Heating / Double Glazed Windows
- Driveway Parking and Detached Garage /Mature Front & Good Sized Private Rear Lawned Gardens with Mature, Well Stocked Beds in Shrubs, Trees and Bushes
- Extremely Convenient Including to Malone & Lisburn Road Amenities & Leading Schools
 - Much Sought After Location with Early Viewing Recommended



Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Glazed front door and side panels to . . .

ENTRANCE HALL: Storage under stairs.

CLOAKROOM: Low flush suite, vanity unit with wash hand basin, low voltage spotlights, cabinet with mirror.

LOUNGE: 17' 8" x 10' 8" (5.38m x 3.25m) Tiled fireplace, wooden surround (piped for gas fire), cornice ceiling. Low voltage spotlights, glazed doors to delightful garden.



LIVING/DINING ROOM: 18' 0" x 10' 9" (5.49m x 3.28m) Cornice ceiling, low voltage spotlights.



MODERN KITCHEN: 12' 10" x 10' 8" (3.91m x 3.25m)

Modern range of high and low level gloss units, gray worktops, single drainer stainless steel sink unit, part tiled walls, four ring ceramic hob, Bosch stainless steel electric oven, stainless steel extractor fan, plumbed for washing machine, gas fired boiler, door to rear.



Telephone 028 9066 3030
www.templetonrobinson.com

First Floor

LANDING: Access to roofspace.

BEDROOM (1): 10' 9" x 10' 6" (3.28m x 3.2m)

BEDROOM (2): 10' 8" x 6' 9" (3.25m x 2.06m)



BEDROOM (3): 11' 2" x 10' 9" (3.4m x 3.28m)

BEDROOM (4): 6' 8" x 5' 10" (2.03m x 1.78m)



BATHROOM: White suite comprising low flush wc, panelled bath, vanity unit with wash hand basin, fully tiled shower cubicle, part tiled walls, Amtico flooring. Airing cupboard, extractor fan.



Outside

Front garden in lawns, flower beds, trees and shrubs, driveway parking.

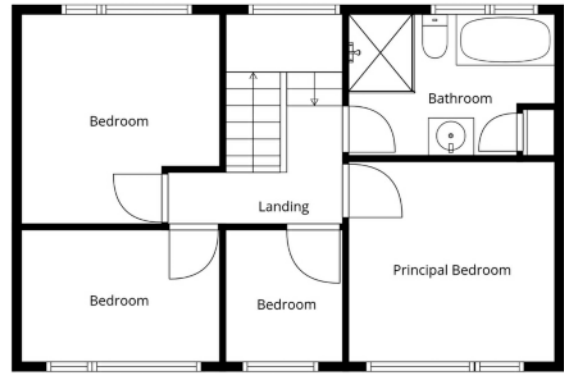
Private rear garden in lawns, flower beds, trees and shrubs.

DETACHED GARAGE: 16' 10" x 9' 7" (5.13m x 2.92m) Up and over door, light and power, utility area at rear.





1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Off Malone Road opposite RBAI playing fields and runs to Knightsbridge Park at YMCA.

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

www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.