TEMPLETON ROBINSON

15 Bristow Park, Malone, BELFAST, BT9 6TF

Offers Over £845,000

Viewing by appointment with & through agent 028 90 663030

This excellent, extended detached family home is situated on a generous site with delightful surrounding gardens in lawns, beds, shrubs, bushes and mature trees. The property is ready for some modernisation and updating.

The property offers well proportioned family accommodation comprising; spacious entrance hall with cloakroom/wc, two reception rooms, modern fitted kitchen open to dining and living area and utility room. There are six good sized bedrooms (two with ensuite shower rooms) and main bathroom.

Externally there are beautifully landscaped surrounding gardens with south facing lawns to the front with mature screening, driveway parking for several cars and an attached garage.

The property is extremely convenient to a host of amenities in the surrounding area including; shops, cafes, bars, public transport and leading schools.

We anticipate interest should be high so early viewing is encouraged.

- Extended Five Bedroom Detached Home with Mature Surrounding Gardens in A Very Popular Residential Location
- Spacious Entrance Hall with Under Stairs Storage and Cloakroom/wc
- Lounge with Feature Fireplace and Bay Window
- Separate Living Room
- Open Plan Modern Fitted Kitchen Open Plan to Casual Living and Dining Room with Patio Door to Rear Gardens
- Utility Room
- Six Well Proportioned Bedrooms (Two With Ensuite Shower Rooms)
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Ideal Family Home in Super Location Close to Many Leading Schools in the Area
- Retaining Many Fine Features Including; High Ceilings, Cornicing, Wood Floors and South Facing Front Gardens
- Situated Within Easy Access Of The M1 Motorway and All The Amenities Of The Lisburn Road and Into The City Centre
- Priced to Allow for Modernisation and Updating

Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE PORCH: Tiled floor. Hardwood door and glazing to . . .

RECEPTION HALL: Wooden floor, wood panelling, sandstone fireplace and gas coal effect fire, cloaks cupboard.

CLOAKROOM/WC: Low flush wc, wash hand basin, fully tiled walls, wooden floor.

LOUNGE: 21' 5" x 15' 9" (6.53m x 4.8m) Marble fireplace, cornice ceiling, picture rail, bay window, wood strip floor.

MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING AREA: 33' 5" x 16' 5" (10.19m x 5m) Range of high and low level units, granite work surface, 1.5 bowl stainless steel sink, granite drainer, integrated fridge freezer, integrated double oven, five ring gas hob, stainless steel extractor fan, integrated dishwasher, ceramic tiled floor, low voltage spotlights, uPVC doors to rear.

UTILITY ROOM: 12' 1" x 7' 11" (3.68m x 2.41m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, two gas boilers, ceramic tiled floor, door and glazing to rear.

FAMILY ROOM: 15' 1" x 14' 0" (4.6m x 4.27m) Painted fireplace with cast iron inset and slate hearth, gas coal effect fire.

First Floor

LANDING: Feature window, airing cupboard.

BEDROOM (1): 14' 8" x 12' 5" (4.47m x 3.78m) Built-in wardrobe.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, uPVC sheeted shower, fully tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (2): 16' 1" x 14' 0" (4.9m x 4.27m)

BEDROOM (3): 15' 8" x 14' 2" (4.78m x 4.32m) Laminate wood effect floor.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, ceramic tiled floor, low voltage spotlights, extractor fan.

BEDROOM (4): 12' 5" x 8' 1" (3.78m x 2.46m) Sanded and varnished floor boards.

BEDROOM (5): 15' 6" x 12' 1" (4.72m x 3.68m) Oak floor.

MODERN BATHROOM: White suite comprising low flush wc, tiled bath, vanity unit with wash hand basin, fully tiled shower cubicle with electric shower.

Second Floor

BEDROOM (6)/OFFICE: Sanded and varnished floor boards, storage into eaves, Velux windows.

Outside

Beautiful mature south facing front garden in lawns with boundary hedging and Silver Birch mature trees. Paved parking for four cars to . . .

ATTACHED GARGE Up and over door, shelving and units.

Enclosed rear garden in lawns with paved patio.

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Malone Road roundabout take Upper Malone Road, take Bristow Park on right hand side.

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

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The Property Ombudsman