

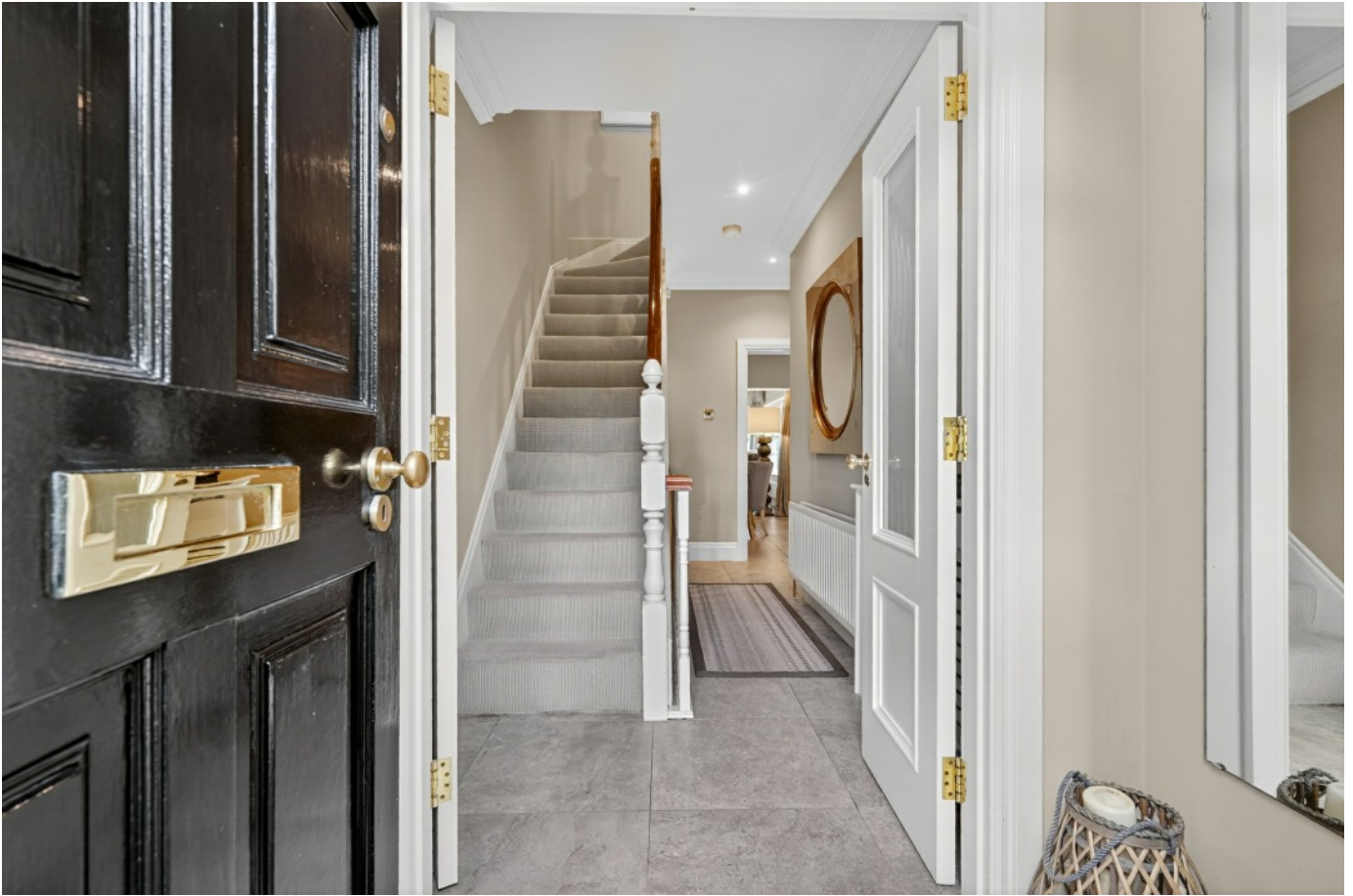
TEMPLETON
ROBINSON



12 Marlborough Gate,
Marlborough Park,
BELFAST,
BT9 6GB

Offers Over
£525,000

Viewing by
appointment with
& through agent
028 90 663030



This stunning, mid townhouse is finished to an extremely high level and has exquisite presentation throughout. It occupies a superb situation tucked away within this popular development off the Malone Road. Whilst enjoying this quiet location there are a host of amenities walking distance away, including leading schools, shops, cafes, bars and restaurants on the Lisburn Road.

The property offers extensive well proportioned and adaptable accommodation and has many fine features throughout.

Overall it is ideally suited to cater for all those wanting modern day living requirements.

Early viewing is essential to appreciate it in its entirety.

- Stunning Four Bedroom Mid Townhouse In Popular Malone Road Location
 - Entrance Hall with Cloakroom/wc
- Open Plan Modern Fitted Kitchen with Range of Integrated Appliances and Casual Living and Dining Area
 - Access to the Rear Gardens
 - First Floor Lounge with Bay Window and Feature Fireplace
- On the Lower Level there is Ideal Entertainment Space with a Large Sitting Room Open Plan to Home Office and Steps to the Rear Gardens
 - Four Well Proportioned Bedrooms, Master with Ensuite Shower Room
 - Modern Bathroom
 - Gas Heating / Sash Double Glazed Windows
 - Many Fine Features and Exquisite High Level of Finish
 - Driveway Parking and Integral Garage
 - Enclosed Rear Gardens and Boundary Beds and Fencing
- Extremely Convenient with Lisburn Road & Leading Primary & Grammar Schools Only a Few Minutes Walk



Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Hardwood front door with glazed fan light to :

ENTRANCE PORCH: Ceramic tiled floor, hardwood door and glazing to:

ENTRANCE HALL: Ceramic tiled floor, cornice ceiling, low voltage spotlights. Door to garage and utility.

CLOAKROOM/WC: Low flush wc, vanity unit with wash hand basin, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

OPEN PLAN MODERN FITTED KITCHEN/DINING OPEN PLAN TO:: 16' 4" x 12' 3" (4.98m x 3.73m) Range of high and low level units, granite work surfaces and drainer, one and a half bowl stainless steel sink unit, integrated dishwasher, Neff five ring gas hob, glazed splashback, extractor fan over, integrated Neff cooker and microwave, integrated fridge/freezer, granite splashback, ceramic tiled floor. Larder cupboard, built-in dining seating.



LIVING ROOM: 14' 9" x 10' 0" (4.5m x 3.05m) Wood burning stove, glazed doors to rear.



Lower Level

SITTING ROOM: 33' 0" x 16' 4" (10.06m x 4.98m) Low voltage spotlights, understairs storage. Open plan to:
HOME OFFICE/STUDY: 13' 11" x 10' 0" (4.24m x 3.05m) Low voltage spotlights, glazed access door to rear.



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First Floor

LANDING: Cornice ceiling.

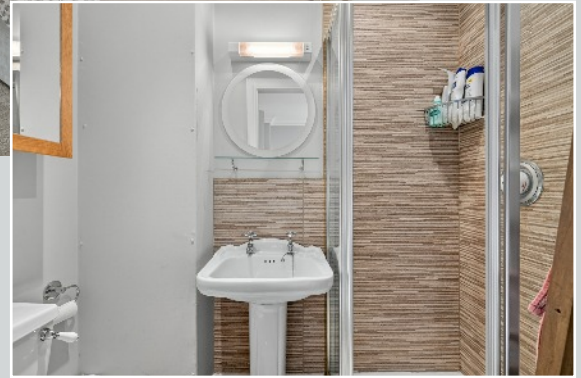
CLOAKROOM/WC: Low flush wc, vanity unit with wash hand basin.

LOUNGE: 16' 4" x 15' 7" (4.98m x 4.75m) Painted fireplace with cast iron inset and slate hearth, gas coal effect fire, cornice ceiling, low voltage spotlights.



BEDROOM (1): 12' 7" x 12' 3" (3.84m x 3.73m) Built-in robes, cornice ceiling.

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



Second Floor

LANDING: Access to roofspace, large airing cupboard.

BEDROOM (2): 15' 7" x 9' 6" (4.75m x 2.9m) Built-in robes.



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BEDROOM (3): 12' 3" x 8' 7" (3.73m x 2.62m) Built-in robes, pedestal wash hand basin, tiled splashback.



BEDROOM (4): 12' 3" x 7' 6" (3.73m x 2.29m) Vanity unit with wash hand basin.



FAMILY BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

Enclosed rear paved patio gardens with fencing and hedging. Parking for one car.

INTEGRAL GARAGE: 17' 11" x 9' 6" (5.46m x 2.9m) Up and over door, plumbed for washing machine, space for tumble dryer, gas boiler.





Sizes And Dimensions Are Approximate. Actual May Vary.



Energy Rating

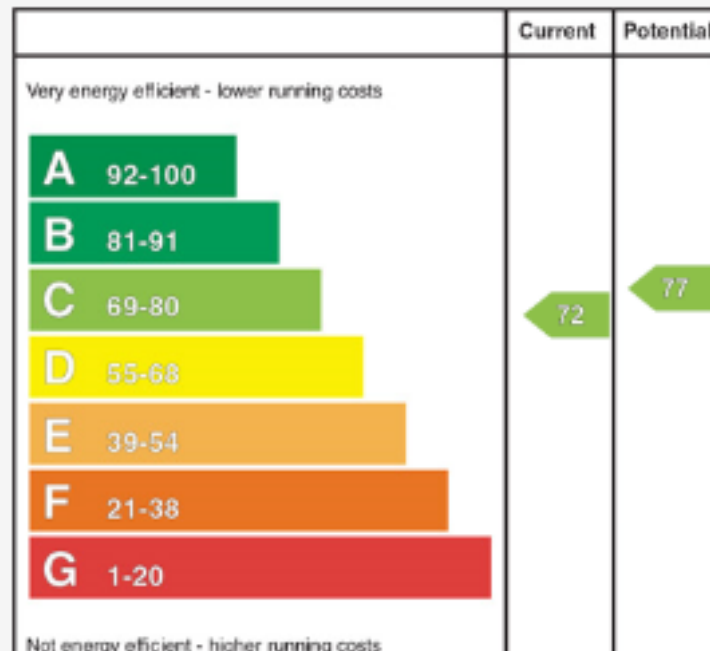
Epc Type: Domestic

Current: C72

Potential: C77

EPC Landmark Code: 3820-9701-0298-4197-0523

[Epc Certificate](#)



Location:

Heading out of Belfast on Malone Road turn right into Marlborough Park South and then immediately right into Marlborough Gate.

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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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