



Immaculately presented and well cared for spacious mid terrace comprising modern living with original features in highly sought after location. The property is within walking distance of many amenities offered on the Malone and Lisburn Roads and is ideally positioned close to many popular south Belfast schools and easy commuting distance into the city centre.

The property is finished to a high standard throughout with significant built-in storage. It is spacious and bright, comprising; entrance hall, open plan lounge and dining room with beautiful marble fireplace and bay window, modern fitted kitchen, four good sized bedrooms and modern bathroom.

Externally there is an inviting front forecourt and delightful rear paved patio garden and outside utility room.

The property exudes warmth and character and can only be fully appreciated on internal inspection. Early viewing recommended.

Offers Over  
£395,000

3 Marlborough Park  
Central,  
BELFAST,  
BT9 6HN

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Viewing by  
appointment  
through agent  
028 9066 3030



- Immaculately Presented Four Bedroom Mid Terrace, Walking Distance to a Host of Amenities
- Entrance Hall with Cloaks Area
- Open Plan Lounge to Dining room with Feature Marble Fireplace and Bay Window
- Modern Fitted Kitchen
- Four Well Proportioned Bedrooms
- Modern Bathroom
- An Array of Period Features Including; Bay Windows, Corniced and High Ceilings, Feature Fireplaces
- Gas Fired Heating / uPVC Double Glazed Windows
- Excellent Location Just Off The Lisburn Road, Walking Distance of Shops, Cafes, Bars and Restaurants Alongside Leading Schools and Public Transport
- Ideal for a young family, client working in the city, a professional, owner occupier or investor

The Property Comprises:

## Ground Floor

Hardwood front door with glazed fan light to:

ENTRANCE HALL: Ceramic tiled floor.



LOUNGE OPEN PLAN TO DINING ROOM: 25' 4" x 11' 10" (7.72m x 3.61m) Herringbone oak floor, marble fireplace and cast iron inset, slate hearth. Cornice ceiling, low voltage spotlights,



Double doors to:

MODERN FITTED KITCHEN: 10' 2" x 8' 8" (3.1m x 2.64m) Range of high and low level units, granite work surfaces and drainer, one and a half bowl stainless steel sink unit, granite splashback, space for fridge/freezer, integrated Belling oven, five ring gas hob, stainless steel extractor fan, integrated dishwasher, under stairs storage cupboard, ceramic tiled floor, uPVC glazed door to rear.



First Floor Return

MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with shower over, fully tiled walls, tiled floor. Heated towel rail, airing cupboard.



## First Floor

LANDING: Cornice ceiling.



BEDROOM (1): 15' 6" x 14' 0" (4.72m x 4.27m) Bay window. Hole in the wall fireplace, cornice ceiling, built-in double and single wardrobes.



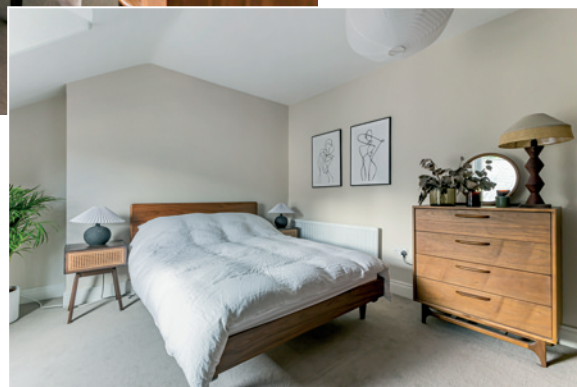
BEDROOM (2): 10' 10" x 8' 0" (3.3m x 2.44m) Twin built-in robes. Hole in the wall fireplace, cornice ceiling.



## Second Floor

LANDING: Access to roofspace.

BEDROOM (3): 11' 5" x 11' 0" (3.48m x 3.35m)



BEDROOM (4): 11' 0" x 9' 9" (3.35m x 2.97m)



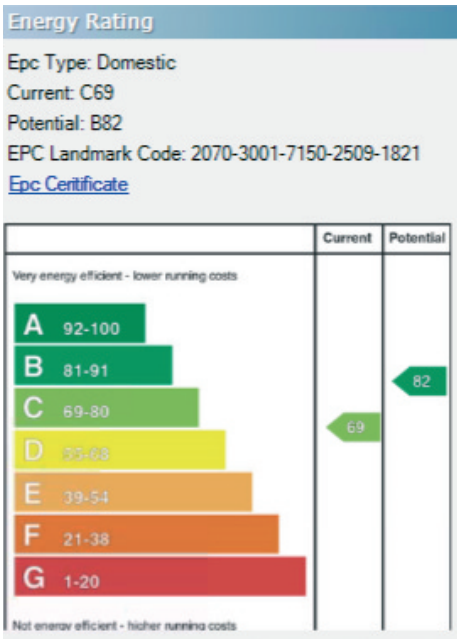
Outside

Enclosed rear paved patio garden, outside light and power.

UTILITY ROOM: 6' 5" x 6' 3" (1.96m x 1.91m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for both washing machine and dryer, ceramic tiled floor, gas boiler.



Location:  
Coming out of the City Centre on the Lisburn Road,  
Marlborough Park is on the left hand side and  
Marlborough Park Central is the middle Street past the  
Chelsea Wine Bar.





Floor 1



Floor 2



Floor 3

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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