

TEMPLETON  
ROBINSON



12 Broomhill Park,  
Malone,  
BELFAST,  
BT9 5JB

Offers Over  
£795,000

Viewing by  
appointment with  
& through agent  
028 90 663030



An attractive detached residence built in 1926 and situated in a prime location in one of South Belfast's most prestigious parks.

This fine home offers excellent family accommodation and has been well maintained by the current owners.

The property comprises; spacious entrance hall with storage cupboard, cloakroom and separate wc. There are three reception rooms, pantry and fitted kitchen with breakfast room and utility room. There are five well proportioned bedrooms (one with ensuite shower room) and main bathroom.

The property is complimented by the mature and private south facing front gardens in lawns with mature hedging, bushes and paved patio area. There is an area to the rear with lawn and paved patio.

The property is ideally situated to leading primary and grammar schools, bus routes, healthcare and sporting facilities, golf clubs and the thriving Lisburn Road and Stranmillis Village and the amenities they have to offer.

Early viewing is recommended to appreciate this family home.



- Most Attractive Detached Residence Situated in one of the South Belfast Most Prestigious Parks
- Spacious Entrance Hall with Wooden Floor and Part Panelled Walls with Cloakroom & Separate WC
  - Drawing Room with Feature Fireplace and Bay Window
    - Formal Dining Room with Bay Window
    - Living Room with Feature Fireplace
  - Good Sized Fitted Kitchen and Breakfast Room
    - Utility Room, Storage Room & Shelved Pantry
- Five Well Proportioned Bedrooms, One with Ensuite Shower Room
  - Main Bathroom & Separate WC
  - Oil Fired Central Heating / uPVC Double Glazed Windows
    - Priced to Allow for Some Modernisation and Updating
- Beautifully Landscaped Gardens Incorporating South Facing Front Gardens in Lawns with Mature Hedging, Beds and Trees, Rear Gardens with Patio
  - Mature Setting with Many Amenities in Close Proximity Including Leading Primary & Grammar Schools
- Ease of Access to the M1 Motorway Network for the Commuter and Into the City Centre

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

The Property Comprises:

## Ground Floor

Hardwood front door to . . .

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

ENTRANCE HALL: Wooden floor, part panelled walls, understairs storage cupboard.

CLOAKROOM: Pedestal wash hand basin, cloaks area and separate WC.

DRAWING ROOM: 18' 5" x 18' 0" (5.61m x 5.49m) (at widest points). Attractive fireplace with wooden mantle, tiled inset and hearth, cornice ceiling, bay window.



DINING ROOM: 23' 2" x 13' 4" (7.06m x 4.06m) (at widest points). Cornice ceiling, bay window.



PANTRY: Original built-in units, original floor.

LIVING ROOM: 16' 3" x 13' 8" (4.95m x 4.17m) (at widest points). Attractive wooden fireplace with tiled inset and marble hearth, cornice ceiling.



KITCHEN & BREAKFAST ROOM: 23' 7" x 11' 6" (7.19m x 3.51m) (at widest points). Range of high and low level units, work surfaces, 1.5 bowl stainless steel sink unit, integrated Neff hob, Creda extractor fan, Neff double oven, space for fridge freezer, plumbed for dishwasher, part tiled walls, part ceramic tiled floor, part tongue and groove ceiling.



UTILITY ROOM: 11' 2" x 8' 7" (3.4m x 2.62m) (at widest points). Range of high and low level units, work surfaces, twin stainless steel drainer and sink unit, plumbed for washing machine, space for tumble dryer, space for fridge freezer, part tiled walls, ceramic tiled floor, oil fired boiler, door to side.

## First Floor

LANDING: Access to mostly floored roofspace with light. Storage room.



PRINCIPAL BEDROOM: 12' 8" x 12' 6" (3.86m x 3.81m) (at widest points). Walk-in wardrobe, picture rail.

ENSUITE SHOWER ROOM: Comprising low flush wc, pedestal wash hand basin, uPVC sheeted shower cubicle with electric shower, part tiled walls.



BEDROOM (2): 15' 4" x 13' 8" (4.67m x 4.17m) (at widest points). Built-in wardrobes with mirrored doors, picture rail.

BEDROOM (3): 13' 2" x 11' 3" (4.01m x 3.43m) (at widest points). Units and wash hand basin, built-in shelving, cornice ceiling.



BEDROOM (4): 16' 1" x 10' 8" (4.9m x 3.25m) (at widest points). Built-in units, shelving and wash hand basin, picture rail.



BEDROOM (5): 10' 8" x 8' 3" (3.25m x 2.51m) Wardrobe, drawers and wash hand basin, picture rail.

WC: Low flush wc, tongue and groove walls and ceiling.

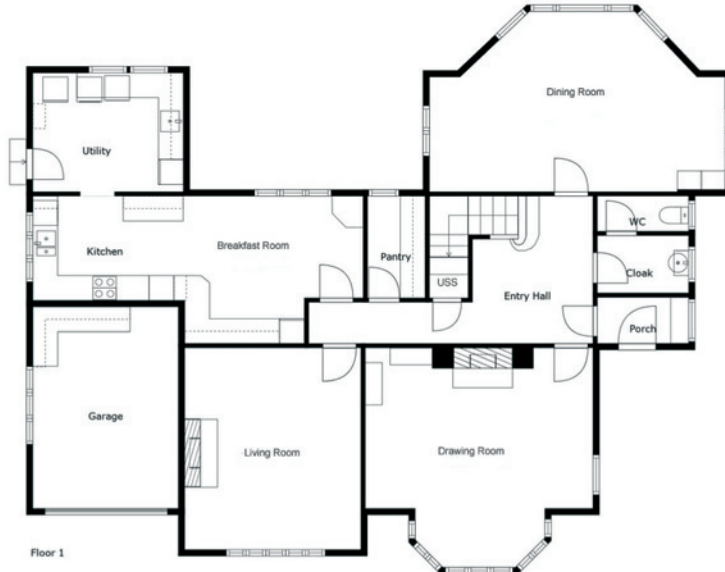
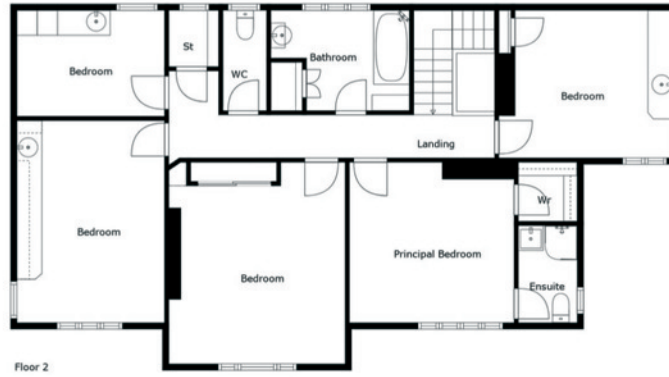
BATHROOM: Comprising pedestal wash hand basin, panelled bath with shower over, hotpress, part tiled walls.

## Outside

Delightful south facing gardens in lawns with mature hedging and bushes with specimen trees. Paved patio and pathway, beds in shrubs and bushes. Wooden gates to tarmac parking for several cars. Paved patio to rear, uPVC oil tank and bin area.

GARAGE: 16' 6" x 11' 0" (5.03m x 3.35m) (at widest points). Electric door.





Sizes And Dimensions Are Approximate. Actual May Vary.

**Location:**

Coming out of town on the Malone Road turn left onto the Stranmillis Road, then right at the traffic lights into Broomhill Park and number 12 is first on the right around the corner.

- 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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**Energy Rating**

Epc Type: Domestic  
 Current: E41  
 Potential: D61  
 EPC Landmark Code: 0014-0218-3305-7708-5104  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38	41	
G 1-20		
Not energy efficient - higher running costs		

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