



Set just off the Upper Malone Road this detached home enjoys excellent convenience to many South Belfast amenities including local shops, sports clubs, the Lagan towpath and a variety of leading schools and local Golf Clubs.

The property is ready now for modernisation and updating and offers room for extension (subject to necessary planning permissions). The accommodation briefly comprises; entrance hall, lounge with feature fireplace and door to rear garden, fitted kitchen and dining room. There are three well proportioned bedrooms, bathroom and separate wc.

The property has oil fired central heating and double glazed windows

There are delightful front and rear gardens in lawns with mature hedging hedging, flower beds and crazy paved patio area. There is driveway parking for two cars and an attached garage.

Priced to allow for modernisation and updating.

Offers Over  
£325,000

28 Greystown Park,  
BELFAST,  
BT9 6UN

Viewing by  
appointment  
through agent  
028 9066 3030



- Well Proportioned Three Bedroom Detached with Attached Garage and Delightful Front and Rear Gardens
- Entrance Hall with Under Stairs Storage
- Lounge with Feature Fireplace and Doors to Rear Garden
- Fitted Kitchen Open Plan to Dining Room
- Three Well Proportioned Bedrooms
- Main Bathroom and Separate wc
- Oil Heating / Double Glazed Windows
- Priced to Allow for Modernisation and Updating
- Driveway Parking for Two Cars and Attached Garage
- Delightful Front and Rear Gardens in Lawns with Beds in Shrubs, Trees and Bushes, Crazy Paved Patio Area
- Convenient to Many Local Amenities Including Shops, Parks, Cafes, Bars, Schools and Public Transport

The Property Comprises:

Hardwood front door and glazing to...

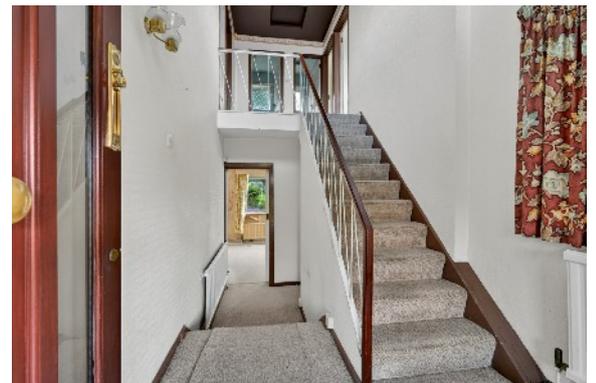
Ground Floor

ENTRANCE HALL: Understair storage.

LOUNGE: 19' 0" x 11' 6" (5.79m x 3.51m) At widest points. Tiled feature fireplace and electric inset, double doors to rear.

FITTED KITCHEN: 12' 10" x 8' 2" (3.91m x 2.49m) At widest points. Range of high and low level units, work surfaces, space for cooker, extractor fan over, space for fridge/freezer, plumbed for washing machine, part tiled walls, door and glazing to rear. Open plan to...

DINING AREA: 10' 5" x 8' 3" (3.18m x 2.51m) At widest points.



## First Floor

LANDING: Access to roofspace, hotpress.

BEDROOM (1): 10' 8" x 10' 0" (3.25m x 3.05m) Built in robe with mirrored doors, pedestal wash hand basin.

BEDROOM (2): 11' 7" x 9' 8" (3.53m x 2.95m)

BEDROOM (3): 11' 0" x 8' 5" (3.35m x 2.57m)

BATHROOM: Pedestal wash hand basin, panelled bath with over head shower, part tiled walls.

SEPARATE WC: Low flush WC, fully tiled walls, ceramic tiled floor.

## Outside

FRONT: Front garden in lawns with hedging and beds with rose bushes, tarmac parking for 2 cars.

ATTACHED GARAGE 18' 6" x 9' 1" (5.64m x 2.77m) At widest points. Oil boiler, up and over door.

REAR: Rear gardens in lawns, bushes, trees and hedging. Store room with oil tank.

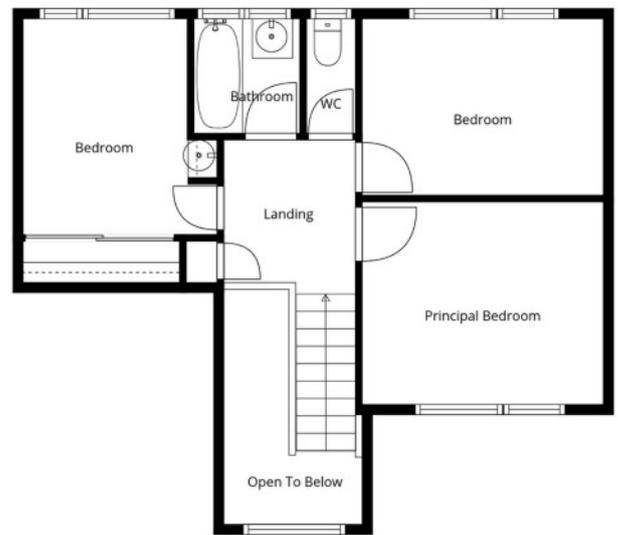


Location:

From Malone roundabout take Upper Malone Road and turn right into Greystown Avenue and then left into Greystown Park.



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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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