



This spacious, first floor apartment occupies a sought after location within this exclusive and popular development off the Malone Road. Whilst benefitting from a quiet situation there are a host of local amenities including; cafes, bars and restaurants on the Lisburn Road only minutes away and transport facilities into the City Centre.

The apartment offers spacious accommodation currently comprising; entrance hall with walk in cupboard and cloaks cupboard, good sized lounge with bay window offering super natural light, fitted kitchen with pantry cupboard. There are two excellent bedrooms, and a modern bathroom.

The property has been well cared for throughout and is ready for any new buyer to modernise. There is the added benefit of a garage.

**Offers Over
£315,000**

25 Thornhill,
Malone,
BELFAST,
BT9 6SS

Viewing by
appointment
through agent
028 9066 3030





- Spacious First Floor Apartment in Popular Malone Road Location
- Stairs and Lift to First Floor Via Communal Hall
- Entrance Hall with Cloaks Cupboard and Walk in Cupboard
- Good Sized Lounge with Feature Fireplace and Bay Window
- Fitted Kitchen with Pantry Cupboard
- Two Good Sized Bedrooms
- Modern Bathroom
- Economy 7 Heating
- Well Kept Communal Gardens
- Detached Garage
- Host of Amenities Including Lisburn Road Amenities Only Minutes Away and Easy Commuting Distance into The City
- Well Cared for by the Current Owners, Ready for Modernisation Now

The Property Comprises:

Ground Floor

COMMUNAL HALL:



Stairs and lift to . . .

First Floor

Hardwood and glazing to . . .

ENTRANCE PORCH: Glazed door to . . .

ENTRANCE HALL: Large walk-in cupboard, cloaks cupboard, airing cupboard.



Telephone 028 9066 3030

www.templetonrobinson.com

LOUNGE: 22' 0" x 14' 11" (6.71m x 4.55m) (at widest points). Attractive mahogany fireplace with wooden surround, marble effect inset and hearth, bay window, cornice ceiling, ceiling rose.



FITTED KITCHEN: 15' 2" x 10' 3" (4.62m x 3.12m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine and dishwasher, integrated oven and hob with extractor fan above, shelved pantry cupboard, part tiled walls.



BEDROOM (1): 16' 1" x 11' 3" (4.9m x 3.43m) (at widest points). Built-in wardrobe.



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



BEDROOM (2): 16' 3" x 9' 0" (4.95m x 2.74m) (at widest points). Built-in wardrobe.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with electric shower above, fully tiled walls, ceramic tiled floor, heated towel rail, extractor fan, airing cupboard.



Sizes And Dimensions Are Approximate. Actual May Vary.

Telephone 028 9066 3030

www.templetonrobinson.com

Location:

From Malone Road heading out of the City, Thornhill is on the right hand side before Cranmore Park.

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

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.