



This super, end townhouse occupies a much sought after location and benefits from a south facing rear garden and garage, within this exclusive development just off the Malone Road. Whilst benefitting from a quiet situation it is also extremely convenient with a host of amenities close by including those on the Lisburn Road and transport links virtually on one's doorstep.

The property offers generous accommodation which has been well cared for but is ready for some modernisation. The property benefits from gas heating, double glazed windows, feature fireplace and corncicing.

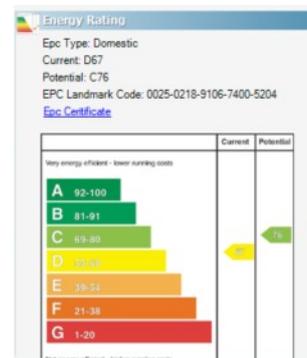
There is a south facing rear patio garden with gated side access to the garage, there is paved driveway parking and a second space beside the garage.

Always an extremely sought after location this excellent property will have wide ranging appeal including those looking to downsize.

Offers Over
£495,000

10 Thornhill,
Malone Road,
BELFAST,
BT9 6SS

Viewing by
appointment
through agent
028 9066 3030



- Attractive Three Bedroom End Townhouse with South Facing Rear Garden and Garage
- Entrance Hall with Cloakroom/wc
- Modern Fitted Kitchen with Range of Integrated Appliances and Casual Dining Area
- Formal Dining Room
- Open Plan to Lounge with Feature Fireplace and Gas Fire
- Three Well Proportioned Bedrooms, Principal Bedroom with Ensuite Shower Room
- Main Bathroom
- Well Cared for by The Current Owner and Ready for a New Buyer to Add Their Own Stamp
- Gas heating / Double Glazed Windows
- Paved Driveway Parking and Second Car Parking Space, Access Gate from Rear Garden to Garage
- Landscaped South Facing Rear Gardens with Paved Patio Area, Beds in Bushes and Shrubs and Side Garden
- Extremely Convenient Including Lisburn Road Amenities only Minutes Away and Transport Links on one's Doorstep



The Property Comprises:

Ground Floor

ENTRANCE PORCH: Tiled floor. Hardwood glazed front door with side panels to:

ENTRANCE HALL: Cornice ceiling, ceiling rose, under stairs storage cupboard.



CLOAKROOM/WC: Low flush wc, wash hand basin, cloaks area, extractor fan.

MODERN FITTED KITCHEN AND CASUAL DINING AREA: 11' 7" x 11' 6" (3.53m x 3.51m) Range of high and low level units, work surfaces, stainless steel sink unit, integrated four ring Neff hob, extractor fan over, integrated Neff dishwasher, integrated double oven and Neff microwave. Bay window, tongue and groove ceiling, low voltage spotlights.



DINING ROOM: 11' 8" x 9' 7" (3.56m x 2.92m) Range of built-in book shelves, cornice ceiling, ceiling rose, open plan to:



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LOUNGE: 19' 7" x 14' 6" (5.97m x 4.42m) (at widest points). Marble fireplace with tiled inset and gas coal effect fire. Bespoke built-in units and bookshelves, cornice ceiling, ceiling rose. uPVC door to rear.



First Floor

LANDING: Shelved airing cupboard. Access to roofspace.

BEDROOM (1): 17' 8" x 11' 11" (5.38m x 3.63m) Range of built-in robes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity sink unit, fully tiled shower cubicle and electric shower. Tongue and groove ceiling, low voltage spotlights, extractor fan.



BEDROOM (2): 13' 11" x 10' 8" (4.24m x 3.25m) Built-in robes.



BEDROOM (3): 10' 6" x 8' 0" (3.2m x 2.44m) Built-in desk and range of shelving.

BATHROOM: White suite comprising low flush wc, vanity sink unit, panelled bath with shower over, fully tiled walls, tongue and groove ceiling, low voltage spotlights, extractor fan.



Outside

One allocated car parking space to the side and paved driveway parking.

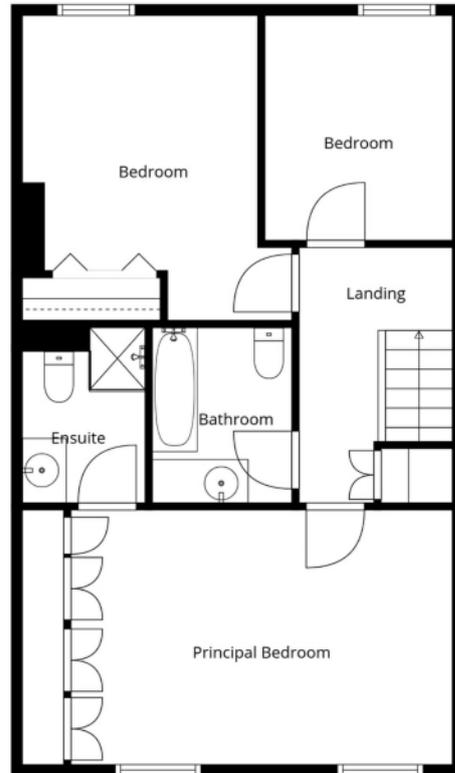
GARAGE: 22' 5" x 11' 0" (6.83m x 3.35m) (External measurements). Up and over electric door, gas boiler.

Landscaped, south facing paved rear gardens with beds in shrubs and bushes. Gate to side. Gardens with bushes.





1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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Management company

Flat Management Services.

Service Charge

£300 per annum.

Location:

Heading out of the City Centre, 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

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