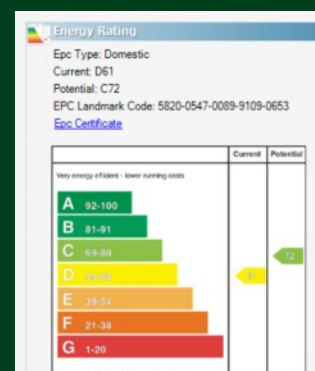




171 Malone Road,  
BELFAST,  
BT9 6TA

Offers Over  
£750,000

Viewing by  
appointment with  
& through agent  
028 90 663030





This excellent detached home occupies a prime position just off the Malone Road, benefiting from a superb south-facing front garden that provides both privacy and an attractive outlook.

Ideally located, the property is within close proximity to a wide range of amenities including the Malone and Lisburn Road areas, with their selection of shops, cafés, public transport links, Queen's Playing Fields, and leading schools. The accommodation is both spacious and well-maintained, while retaining many original character features. Internally, the property comprises an entrance porch leading to a generous reception hall, three principal reception rooms, and a study/library. The fitted kitchen opens to an excellent entertaining space with direct access to the rear gardens. Additional

features include a basement access point and a detached single garage. On the first floor, there are four well-proportioned bedrooms, including a principal bedroom with ensuite, alongside a main family bathroom. A secondary staircase leads to a fifth bedroom within an annex, offering flexibility for a range of uses.

Externally, the property is enhanced by mature, landscaped gardens to the front with lawns, planted beds, and character features including a stone archway. The rear garden is south-facing and features lawns, planted beds, and a generous paved patio area. Pillared entrance gates lead to a paved driveway with parking for multiple vehicles and access to a double-length garage. Early viewing is strongly recommended given the expected level of interest.

- Attractive detached McDowell-built residence set on a mature and private corner site with landscaped gardens to the front, side, and rear
- Retains many original features including solid wood flooring, decorative panelling, and feature fireplaces throughout
- Three spacious reception rooms with bay windows, ideal for both formal entertaining and everyday family living
- Impressive country-style kitchen with handmade pine units, granite worktops, Belfast sink, Stanley range, and exposed brick detailing
- Bright and spacious family room with south-west facing bay window and direct access to patio and garden
  - Separate utility room with excellent storage and laundry facilities
- Four well-proportioned first floor bedrooms, including a generous master suite with built-in furniture and ensuite bathroom
  - Contemporary family bathroom with quality fittings including corner bath and separate shower
- Versatile second floor fifth bedroom or study with kitchenette, wash facilities, and extensive eaves storage
  - Feature stained glass window to landing adding character and natural light
  - Detached garage providing additional storage or secure parking
- Approached via a distinctive granite archway with mature planting and pergola enhancing the outdoor space
  - PVC double glazed windows throughout
  - Dual heating system with Phoenix gas-fired and oil-fired central heating



Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

The Property Comprises:

## Ground Floor

Glazed front door and side light to:

RECEPTION PORCH: Original terrazzo floor. Picture rail, cornice ceiling. Glazed inner door and side light to:

RECEPTION HALL: Part wood panelled wall, cornice ceiling, wood strip flooring. Cloaks area.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin.

LIVING ROOM: 15' 7" x 14' 10" (4.75m x 4.52m) (Measurements into bay window). Dual aspect windows. Mature outlook over front garden. Mournie cast iron wood burning stove, slate hearth. Cornice ceiling.



DRAWING ROOM: 21' 2" x 12' 1" (6.45m x 3.68m) (Measurements into bay window). Oak laminate wooden flooring, cornice ceiling. Timber surround fireplace with tiled inset and granite hearth, gas coal effect fire.



LAUNDRY ROOM: Built-in shelving, gas fired boiler.

BREAKFAST ROOM: 11' 2" x 7' 7" (3.4m x 2.31m) Integrated oven with extractor fan above. Additional built-in cabinets and shelving. Pine tongue and groove ceiling, Chinese slate floor. Square archway through to:



Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

KITCHEN: 23' 6" x 17' 3" (7.16m x 5.26m) (at widest points and measurements into bay).

Range of high and low level solid oak units, laminate work tops, Stanley Aga with electric ovens and hob. Brick overhead canopy with extractor fan. Double drainer Belfast sink unit with mixer taps, wine rack, Chinese slate flooring. Steps to:

LIVING/DINING AREA: Oak wooden floor, mahogany PVC double glazed access door to side. Views to Black Mountain and garden.



UTILITY ROOM: Range of high and low level units, double drainer stainless steel double sink unit with mixer taps, plumbed for washing machine, laminate work surfaces, part tiled walls. Extractor fan, skylight. Mahogany PVC double glazed access door to rear garden.



OFFICE: 15' 2" x 10' 2" (4.62m x 3.1m) (Measurements into bay window). Oak surround fireplace with tiled inset and hearth, gas coal effect fire, built-in shelving.



First Floor Return

Original leaded window.

First Floor

LANDING: Cornice ceiling.

BEDROOM (1): 15' 6" x 12' 0" (4.72m x 3.66m) Outlook to front, cornice ceiling. Built-in wardrobes and dressing area.

ENSUITE BATHROOM: White suite comprising low flush wc, shower cubicle with Mira Sport electric shower unit, vanity unit with chrome mixer taps, fully tiled walls, heated towel rail. Sunken bath with chrome mixer taps, extractor fan, low voltage spotlights.



BEDROOM (2): 14' 6" x 12' 0" (4.42m x 3.66m) Cornice ceiling. Outlook to front. Built-in wardrobe with mirror fronted sliding doors.



BEDROOM (3): 11' 8" x 11' 3" (3.56m x 3.43m) Vanity unit, cornice ceiling.



BEDROOM (4): 10' 5" x 7' 6" (3.18m x 2.29m) Cornice ceiling, outlook to front.



BEDROOM (5): 22' 5" x 9' 6" (6.83m x 2.9m) (at widest points). Velux window x 2. Range of built-in low level units, laminate work surfaces, stainless steel sink unit.



BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps, panelled bath with chrome mixer taps, large shower cubicle with chrome shower unit, fully tiled walls, porcelain tiled floor, chrome heated towel rail. Hotpress.



SEPARATE WC: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps. Storage into eaves.



## Outside

Beautiful mature gardens laid in lawns with an array of flowerbeds, shrubs, and mature plants. Feature stone arch with gate. Front veranda with excellent degree of privacy. Enclosed rear garden with brick paved patio area ideal for barbecues and outdoor entertaining. Raised pond and flowerbed. Water tap.

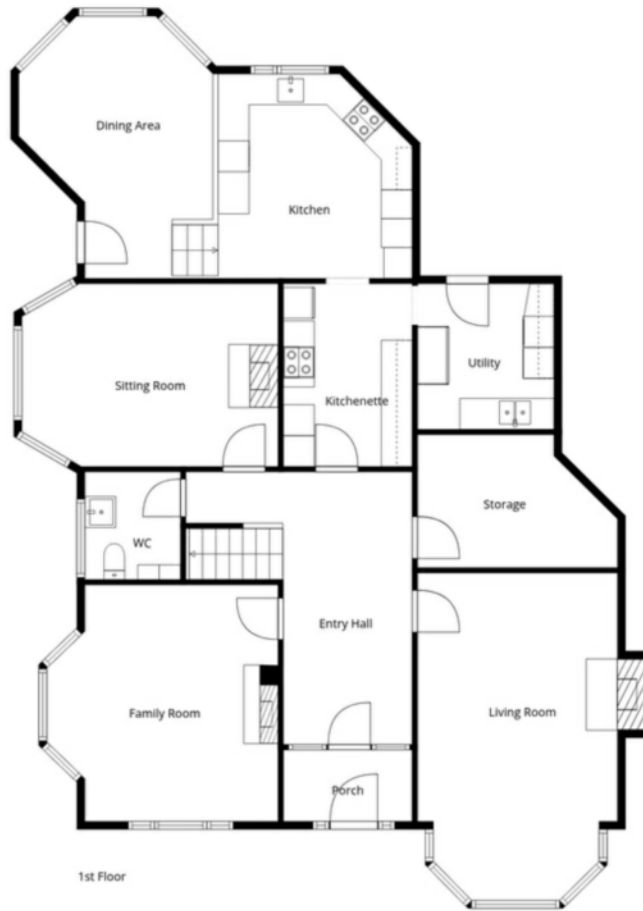
DETACHED GARAGE: 16' 3" x 9' 3" (4.95m x 2.82m) Timber double doors, light and power. Oil PVC storage tank.





3rd Floor

2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of Belfast on the Malone Road go through Balmoral Avenue junction and 171 Malone Road is just after McCracken Church.

Telephone 028 9066 3030

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

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

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

