



Beautifully presented, modern townhouse, located just off the Upper Malone Road within walking distance of shops, public transport and Lady Dixon Park and the Tow Path.

The property is beautifully presented by the current owners and ready for a new buyer to move in and enjoy. The property comprises; entrance hall, lounge with feature fireplace and gas coal effect fire, open plan to dining room. There is a modern fitted modern fitted kitchen with range of integrated appliances open plan to sun room with access to south facing rear gardens. There are four super bedrooms, (principal bedroom with ensuite shower room), modern bathroom and dressing room/study.

Externally there are two allocated car parking spaces accessed via electric gates, enclosed south facing rear gardens with paved patio and steps to further landscaped garden areas.

Offers Over
£349,950

41 Dub Lane,
BELFAST,
BT9 5NB

Viewing by
appointment
through agent
028 9066 3030





- Beautifully Presented Modern Townhouse in Gated Development with South Facing Rear Gardens and Two Car Parking Spaces
- Entrance Hall with Under Stairs Storage
- Lounge with Feature Fireplace
- Open Plan to Dining Room
- Modern Fitted Kitchen with Range of Appliances Open Plan to Bright Sun Room with Access to Rear Garden
- Four Well Proportioned Bedrooms, Principal Bedroom with Ensuite Shower Room
- Dressing Room/ Study
- Gas heating / Double Glazed Windows
- Landscaped, South Facing Rear Gardens with Paved Patio, Tiered Gardens in Lawns with Beds in Shrubs and Bushes, Fencing
- Two Allocated Car Parking Spaces
- Super Location Close to an Excellent Range of Shops, Sports Facilities & Access to Belfast & Lisburn

The Property Comprises:

Hardwood front door with glazed side panels to...

Ground Floor

ENTRANCE HALL: Herringbone wood effect floor, under stair storage.



LOUNGE: 16' 10" x 11' 8" (5.13m x 3.56m) Stone surround fireplace with gas coal electric fire, herringbone wood effect floor, low voltage spotlights, window shutters, built in tv unit with shelving.



Open plan to...

DINING ROOM: 11' 10" x 9' 11" (3.61m x 3.02m) Herringbone wood effect floor, double doors to rear.



Open plan to...

MODERN FITTED KITCHEN OPEN PLAN TO SUNROOM: 21' 3" x 8' 3" (6.48m x 2.51m) At widest points. Range of high and low level units, granite work surfaces with drainer, integrated CDA oven and hob, stainless steel sink, integrated fridge/freezer, herringbone wood effect floor, part tiled walls, PuVC door to rear.



First Floor

LANDING: Utility cupboard, plumbed for washing machine.



SHOWER ROOM: White suite comprising low flush WC, vanity unit with wash hand basin, fully tiled shower cubicle, uPVC sheeting, extractor fan.

BEDROOM (4): 11' 10" x 9' 11" (3.61m x 3.02m)



BEDROOM (1): 13' 7" x 11' 9" (4.14m x 3.58m) Access to ensuite.



ENSUITE SHOWER ROOM: White suite comprising low flush WC, vanity unit with wash hand basin, fully tiled shower cubicle, fully tiled walls, wood effect floor, extractor fan.



Second Floor

LANDING: Cupboard and gas boiler, access to roofspace.

BEDROOM (2): 14' 11" x 11' 6" (4.55m x 3.51m) Storage into eaves.



BEDROOM (3): 12' 4" x 9' 11" (3.76m x 3.02m) Velux windows.

STUDY/DRESSING ROOM: 8' 4" x 7' 5" (2.54m x 2.26m) Velux window.



Outside

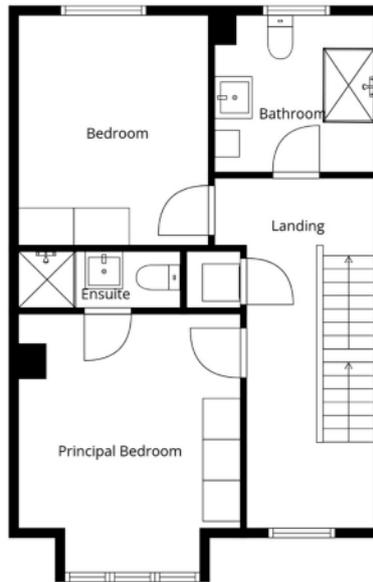
FRONT: Electric entrance gates to tarmac driveway for 2 cars.

REAR: Enclosed rear gardens with paved patio area, steps to tiered lawns and beds in shrubs, trees and bushes, wooden fencing.

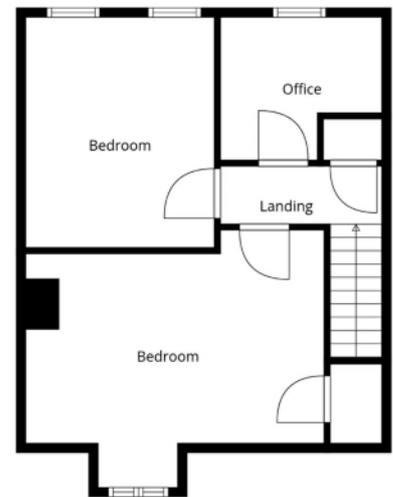




1st Floor



2nd Floor



3rd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Malone Road roundabout take Upper Malone Road and at Dub Stores turn left onto Dub Lane, 41 is on the right hand side.

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

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