



An exceptional ground floor apartment in a prime location just off the Stranmillis Road in South Belfast. Conveniently positioned for those seeking good access to the city centre, Lisburn Road, Queens University and the Royal & City Hospitals. It offers good access to golf courses, sports clubs and the Lagan Valley Regional Park.

The accommodation is spacious and benefits from a paved terrace to the rear. There is a spacious hall with cloaks cupboards, lounge, fitted kitchen open plan to dining room. There is a further sitting room or bedroom three. The principal bedroom has an ensuite and dressing room or bedroom two. There is a good sized main bathroom.

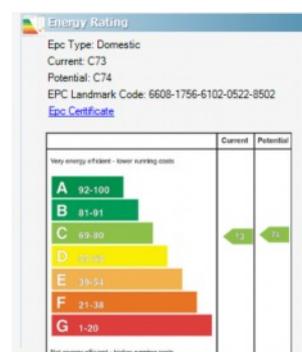
In addition the property benefits from double glazed windows, gas fired central heating and parking space and additional guest parking.

We can highly recommend an early appointment to view this fine home.

**Offers Over  
£365,000**

4 Broomhill Manor,  
BELFAST,  
BT9 5HG

Viewing by  
appointment  
through agent  
028 9066 3030





- Magnificent Ground Floor Apartment in Prime Residential Development with Paved Terrace
- Communal Entrance Hall
- Entrance Hall with Cloaks Cupboard, Storage Cupboard and Airing Cupboard
- Lounge with Feature Fireplace
- Fitted Kitchen Open Plan to Dining Room with Access to Rear Terrace
- Sitting Room with Feature Fireplace and Electric Fire or Bedroom Three
- Principal Bedroom with Ensuite Shower Room and Dressing Room or Bedroom Two
- Main Bathroom
- Gas Heating/ Double Glazed Windows
- One Car Parking Space and Communal Car Parking
- Conveniently Positioned at the junction of the Malone Road/Stranmillis Road in South Belfast, Close to Many Local Amenities

The Property Comprises:

Ground Floor

Communal front door to:

COMMUNAL ENTRANCE HALL: Hardwood front door to:

ENTRANCE PORCH: Hardwood door to:

ENTRANCE HALL: Double cupboard, airing cupboard, shelved cupboard.



SITTING ROOM/BEDROOM (2): 14' 6" x 11' 4" (4.42m x 3.45m) (at widest points). Attractive wood fireplace with tiled inset and hearth, electric fire, cornice ceiling. Built-in units, gas boiler.



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

LOUNGE: 19' 7" x 13' 2" (5.97m x 4.01m) Marble fireplace with gas coal effect fire. Cornice ceiling.



Double doors to:

DINING ROOM: 17' 9" x 10' 9" (5.41m x 3.28m) (at widest points and including kitchen).  
Cornice ceiling, glazed doors to rear patio.



Open plan to:

MODERN FITTED KITCHEN: Range of high and low level units, work surfaces, sink and drainer, integrated hob, extractor fan over, plumbed for washing machine, integrated dishwasher, integrated Neff cooker, integrated fridge/freezer, space for microwave, built-in wine rack, part tiled walls, ceramic tiled floor.



BEDROOM (1): 13' 3" x 9' 8" (4.04m x 2.95m) Cornice ceiling



Open plan to:

DRESSING ROOM/BEDROOM (2): Built-in robes, shelving, drawers and dressing table.



ENSUITE SHOWER ROOM: Low flush wc, pedestal wash hand basin, uPVC sheeted shower with electric shower, fully tiled walls, ceramic tiled floor, extractor fan.

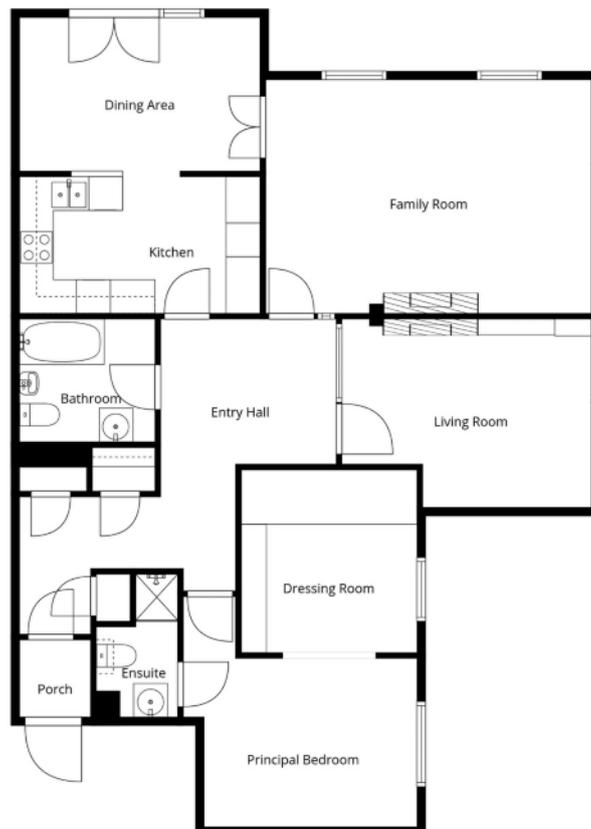


MODERN BATHROOM: White suite comprising low flush wc, bidet, pedestal wash hand basin, panelled bath with telephone hand shower, fully tiled walls, ceramic tiled floor, extractor fan.



## Outside

Paved patio garden to the rear and communal lawns and beds in shrubs, trees and bushes.



Sizes And Dimensions Are Approximate. Actual May Vary.

Telephone 028 9066 3030

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

Management company

CHARTERHOUSE: Service charge: £160 per month.

Location:

Malone Road heading out of town turn left at Stranmillis traffic lights then first right into Broomhill Manor.

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)

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.