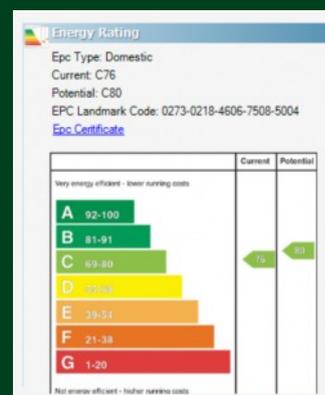




6 Malone View Park,  
BELFAST,  
BT9 5PN

Offers Over  
£675,000

Viewing by  
appointment with  
& through agent  
028 90 663030





This attractive, extended detached villa occupies an excellent private mature site within the ever popular Malone area. Whilst benefitting from this quiet situation there are a host of amenities close by including shops, transport facilities, the Lagan Towpath, local golf clubs and leading schools are also extremely convenient.

The property offers spacious adaptable internal accommodation with four separate reception rooms and five well-proportioned bedrooms and combining the excellent

outside space is ideally suited to cater for modern day living requirements. A particular highlight is the stunning, level rear garden, providing an ideal outdoor space. Further benefits include uPVC double glazing, gas-fired central heating, and ample driveway parking.

Recent sales in the Malone View area have proven extremely popular and with all and more this attractive extended home has to offer it will have wide ranging appeal .



- Exceptional Detached and Extended Villa in Prime residential location
- Living room with Cast Iron Gas Stove and Triple aspect windows
- Superb Fully Fitted Kitchen with walk in Pantry, opening to ample dining and living space with French doors to Rear Garden
  - Separate Family room with French doors to rear garden
    - Utility room
  - Five bedrooms (two with en suite bathroom facilities)
    - First Floor Games Room and Office
  - Gas fired central heating/ uPVC double glazed windows
    - Bathroom with White suite
  - Driveway with ample parking leading to Garage
- Beautiful, good sized private lawn, rear garden with southerly aspect, shops, transport facilities, Lagan Towpath, and golf clubs close by, and leading schools convenient

The Property Comprises:

### Ground Floor

Oak effect uPVC front door with stained glass inset, glazed and leaded sidelight to . . .

RECEPTION HALL: Ceramic tiled floor, minstrel gallery. Glazed double doors to . . .

INNER HALLWAY: Ceramic tiled floor.



LIVING ROOM: 21' 3" x 16' 6" (6.48m x 5.03m) Oak wooden floor, triple aspect windows, excellent views to Antrim Hills, cast iron gas stove with brick surround and recess.



Off hallway glazed double doors through to . . .

ADDITIONAL HALLWAY: Three Velux windows, oak wooden floor, hotpress with lagged copper cylinder and built-in shelving.



DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin, fully tiled walls, ceramic tiled floor.

KITCHEN/LIVING/DINING AREA: 28' 6" x 21' 2" (8.69m x 6.45m) (at widest points). L-shaped. Fully fitted kitchen with excellent range of high and low level units, granite worktops, integrated fridge and freezer, built-in Rangemaster cooker with six ring gas hob, extractor fan and canopy above, single drainer Belfast sink with mixer tap, integrated dishwasher, ceramic tiled floor, built-in glazed display unit, part tiled walls, additional larder cupboard with excellent storage.



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Open to ample dining and living space with picture window, oak effect uPVC double glazed French doors to rear garden, dual aspect windows, large walk-in larder cupboard with built-in shelving.



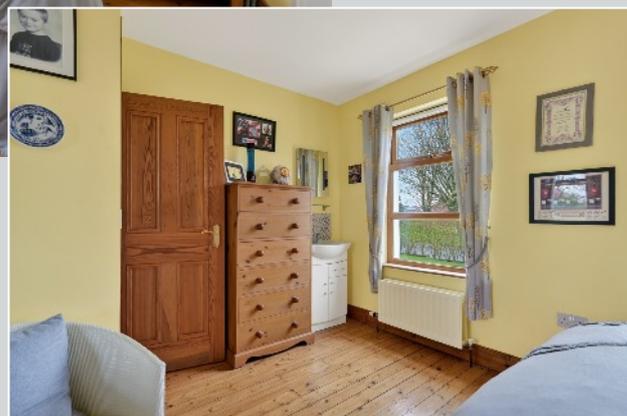
UTILITY ROOM: 11' 3" x 6' 7" (3.43m x 2.01m) Ceramic tiled floor, built-in low level units, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, oak effect uPVC door to rear garden, service door to garage.



FAMILY ROOM: 14' 9" x 12' 1" (4.5m x 3.68m) Exposed and treated wooden floor, oak effect uPVC French doors to rear garden.



BEDROOM (3): 13' 9" x 9' 2" (4.19m x 2.79m) Exposed and treated wooden floor, mature outlook to front.



BEDROOM (4): 10' 5" x 7' 9" (3.18m x 2.36m) Exposed and treated wooden floor, built-in wardrobe.



BEDROOM (2): 13' 10" x 9' 4" (4.22m x 2.84m) Exposed and treated wooden floor, vanity unit with built-in cupboard below, chrome mixer tap, mature outlook, built-in wardrobe.



BATHROOM: White suite comprising low flush wc, bidet, panelled bath, pedestal wash hand basin, walk-in shower with Mira Advance electric shower unit, fully tiled walls, heated towel rail, ceramic tiled floor, low voltage spotlights, extractor fan.



## First Floor

LANDING: Two built-in cupboards.

BEDROOM (4): 11' 10" x 11' 10" (3.61m x 3.61m) Laminate wooden floor, cupboards, picture window.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap, built-in shower cubicle, fully tiled walls, ceramic tiled floor, Velux window.



OFFICE: 12' 3" x 11' 1" (3.73m x 3.38m) Excellent range of built-in storage, two Velux windows, laminate wooden floor.



PRINCIPAL BEDROOM: 15' 7" x 10' 10" (4.75m x 3.3m) Semi solid wooden floor, extensive range of built-in wardrobes, views to Antrim Hills and Black Mountain.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, bidet, built-in shower cubicle, Jack & Jill vanity unit with built-in cabinets below, fully tiled walls, porcelain tiled floor, heated towel rail, Velux window.



LIVING ROOM/GAMES ROOM: 19' 0" x 11' 1" (5.79m x 3.38m) Velux window, access to storage in eaves and roofspace.



## Outside

GARAGE: 15' 10" x 11' 4" (4.83m x 3.45m) Roller shutter door, light and power.

Large rear garden in extensive lawns with paved patio area ideal for barbecuing and outdoor entertaining, mature trees and shrubs, excellent degree of privacy, garden shed with covered veranda area, outside tap and electric sockets. Driveway with off street parking, uPVC fascias and soffit boards. Front garden laid in lawn with boundary hedging.





Sizes And Dimensions Are Approximate. Actual May Vary.

### Location:

From Malone Road, roundabout, take upper Malone Road, past dub stores, and Malone View Park is on the left-hand side.

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

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