



A spacious, first floor apartment in a prime location at the junction of Malone Road and Stranmillis Road in south Belfast. Conveniently located for the commuter working in the city centre, all the amenities available on the Malone and Lisburn Roads and access to sporting facilities and entertainment.

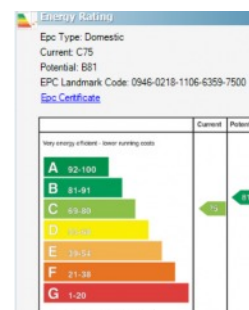
The property is ready for some moderisation but is well cared for by the current owners. It comprises; entrance hall with cloakroom, lounge with glazed doors to dining room, modern fitted kitchen with dining area. There are three well proportioned bedrooms, principal bedroom with ensuite shower room and third bedroom with access to balcony which benefits from the evening sun and second shower room off the hall.

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**

5 Broomhill Manor ,
BELFAST,
BT9 5HG

Viewing by
appointment
through agent
028 9066 3030





- Spacious First Floor, Three Bedroom Apartment with Large Balcony which Benefits from Evening Sun
- Communal Hall with Stairs and Lift to First Floor
- Entrance Hall with Cloakroom
- Lounge with Glazed Doors to Dining Room
- Modern Fitted Kitchen with Casual Dining Area
- Three Well Proportioned Bedrooms, Principal Bedroom with Ensuite Shower Room
- Second Modern Shower Room
- Well Cared for By the Current Owner but in Need of Some Modernisation
- Gas heating / Double Glazed Windows
- One Car Parking Space and Communal Parking
- Conveniently Positioned in South Belfast, Close to Many Local Amenities and Easy Commuting Distance into the City

The Property Comprises:

Communal hall:

Ceramic tiled floor, stairs to lift and 1st floor.

Hardwood front door to...

Ground Floor

ENTRANCE PORCH: Hard wood front door to...

ENTRANCE HALL: Cloaks cupboard, hotpress.



BEDROOM (3): 11' 4" x 10' 4" (3.45m x 3.15m) Electric fire, cornice ceiling, balcony with evening sun.



SHOWER ROOM: White suite comprising low flush WC, vanity unit with tiled splash back, fully tiled shower cubicle, heated towel rail.



BEDROOM (1): 11' 8" x 11' 3" (3.56m x 3.43m) Built in robes and mirrored doors.



ENSUITE SHOWER ROOM: White suite comprising low flush WC, wash hand basin, fully tiled shower cubicle, low voltage spotlighting, ceramic tiled floor, extractor fan.



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BEDROOM (2): 12' 9" x 7' 10" (3.89m x 2.39m) At widest points. Cornice ceiling.



LOUNGE: 17' 5" x 14' 7" (5.31m x 4.44m) At widest points. Attractive wooden fireplace with tiled inset and hearth, cornice ceiling, glazed doors to...



DINING ROOM: 13' 5" x 10' 11" (4.09m x 3.33m) Cornice ceiling.



MODERN FITTED KITCHEN/DINING AREA: 15' 1" x 10' 0" (4.6m x 3.0m) At widest points. Range of high and low level units, work surfaces, white sink and drainer, space for fridge/freezer, integrated oven, microwave, hob with extractor over, plumbed for dishwasher and washing machine, part tiled walls, shelved cupboard.



OUTSIDE: Paved balcony.

Location:

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



Sizes And Dimensions Are Approximate. Actual May Vary.

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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