



Located in one of South Belfast's most desirable residential areas, this substantial four-bedroom detached home sits on a generous plot with a private rear garden and integral garage.

The property offers well-balanced family accommodation, including two spacious reception rooms, a kitchen with adjoining utility area, downstairs WC, four well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, it benefits from driveway parking, an attached garage, and a mature enclosed rear garden that provides both privacy and excellent outdoor space.

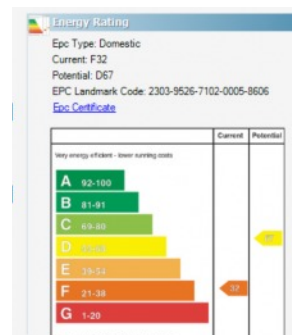
Well maintained over the years, the property is move-in ready and provides an excellent opportunity for purchasers to update and modernise to their own specification and style, enhancing what is already a well-proportioned family home.

Its location near the Malone and Lisburn Roads places it within easy reach of leading schools, local shops, cafés, restaurants, and strong transport links — making it particularly well suited to family living.

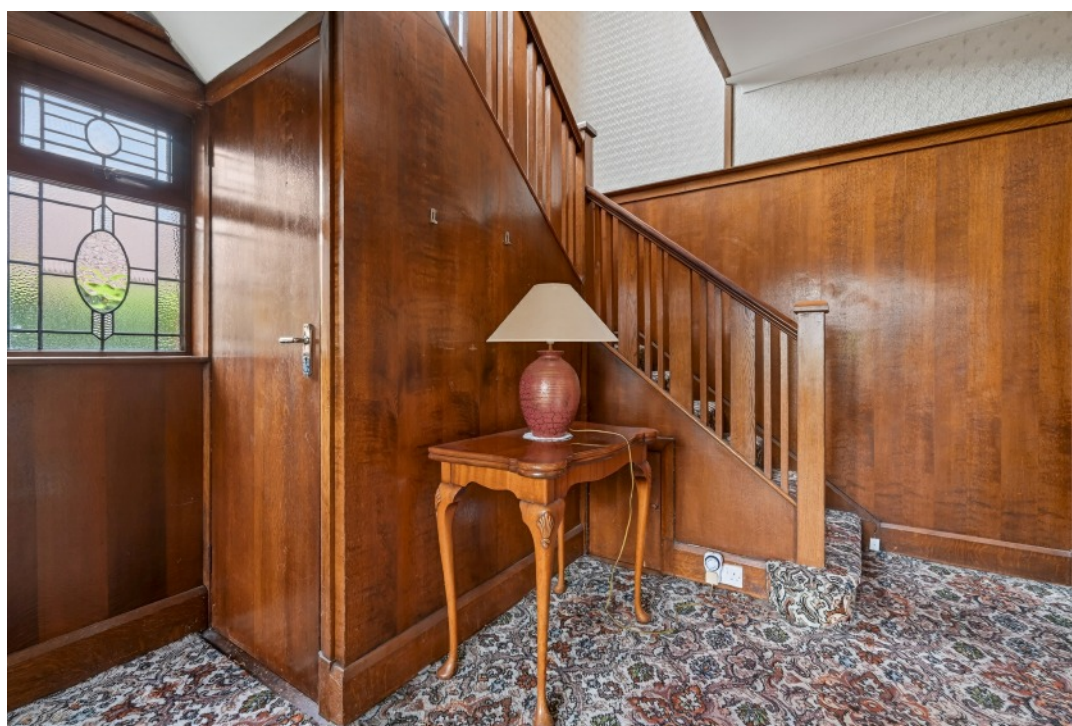
Offers Over
£495,000

17 Rosemary Park,
Malone,
BELFAST,
BT9 6RF

Viewing by
appointment
through agent
028 9066 3030



- Substantial four-bedroom detached family home in highly sought-after South Belfast location
- Two spacious reception rooms providing excellent living and entertaining space
- Kitchen with adjoining utility area for added convenience
- Downstairs WC
- Oil-fired central heating system throughout the property
- Four well-proportioned bedrooms on the first floor
- Family bathroom and separate WC
- Part-floored attic with access via Slingsby ladder, offering useful additional storage
- Integral garage
- Private driveway parking
- Mature, enclosed rear garden offering privacy and generous outdoor space
- Convenient location close to Malone and Lisburn Roads, with easy access to leading schools, shops, cafés, restaurants, and transport links



The Property Comprises:

Ground Floor

Mahogany uPVC double glazed and leaded front door with glazed and leaded side light to . . .

SPACIOUS RECEPTION HALL: Storage understairs, cornice ceiling, part wood panelled walls.

CLOAKROOM: Part wood panelled walls.

DINING ROOM: 17' 0" x 12' 8" (5.18m x 3.86m) (into bay). Cornice ceiling, mahogany surround fireplace with marble inset and hearth and open fire.



LIVING ROOM: 17' 7" x 12' 7" (5.36m x 3.84m) (into bay). Mature outlook over rear garden, cornice ceiling, mahogany surround fireplace with marble inset and hearth, electric fire.



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KITCHEN: 18' 3" x 8' 7" (5.56m x 2.62m) Range of oak high and low level units, laminate work surfaces, single drainer 1.5 bowl sink unit with mixer tap, built-in oven, four ring stainless steel hob with extractor fan above, part tiled walls, built-in display unit, built-in glazed display unit, integrated fridge, integrated freezer, access to rear porch.



DOWNSTAIRS W.C.: White suite comprising low flush wc, access to covered courtyard with built-in storage, coal bunker, plumbed for washing machine, light and power.

First Floor

LANDING: Access to partly floored roofspace with light via Slingsby type ladder



BEDROOM (1): 17' 6" x 12' 7" (5.33m x 3.84m) Range of built-in furniture including wardrobes, outlook to rear garden.



BEDROOM (2): 12' 8" x 12' 8" (3.86m x 3.86m) (into bay). Outlook to front.



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BEDROOM (3): 12' 9" x 8' 9" (3.89m x 2.67m) Outlook to rear garden.



BEDROOM (4): 8' 8" x 7' 6" (2.64m x 2.29m) Outlook to front.



BATHROOM: Coloured suite comprising pedestal wash hand basin, panelled bath, hotpress with copper cylinder and built-in shelving above, part tiled walls.

SEPARATE WC: White suite comprising low flush wc, part tiled walls.



Outside

Front garden laid in lawns with shrubs and flower beds, tarmac driveway with off street parking. Enclosed rear garden laid in lawns, boundary hedging, excellent degree of privacy, outbuilding with storage.

GARAGE: 18' 6" x 12' 1" (5.64m x 3.68m) Up an over door, light and power.

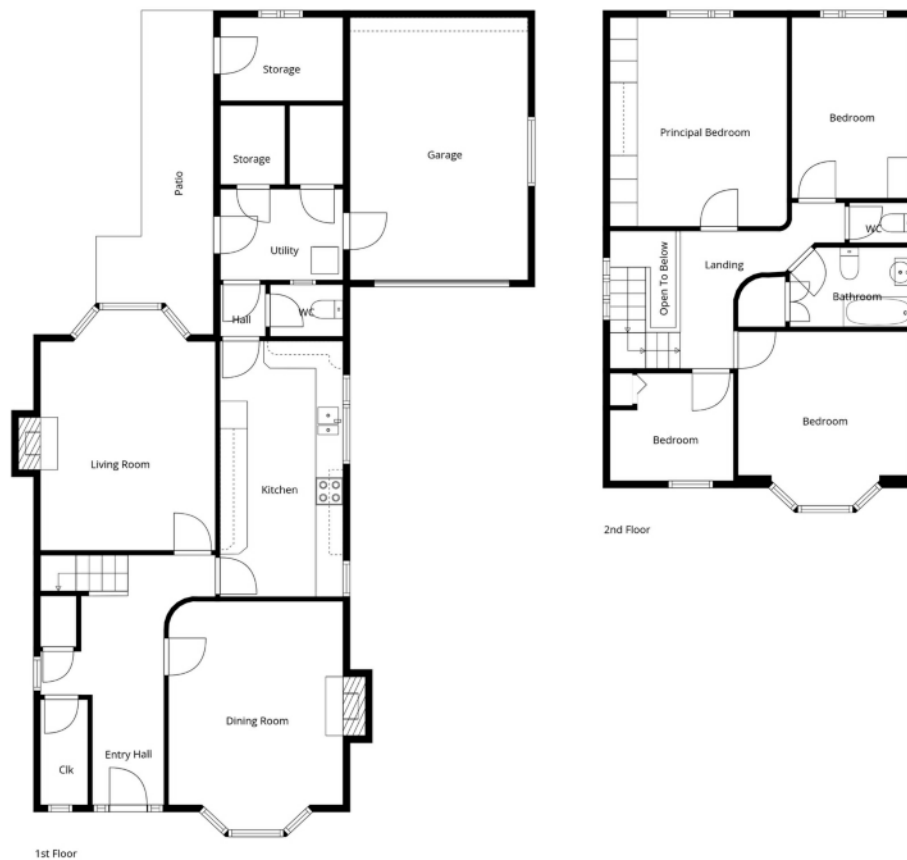


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Location:

Heading out of Belfast on Malone Road, Rosemary Park is on the right hand side before House of Sport roundabout.



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
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