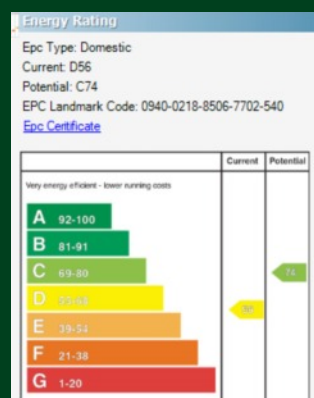




90 Maryville Park,  
Malone,  
Belfast,  
BT9 6LQ

Offers Over  
£775,000

Viewing by  
appointment with  
& through agent  
028 90 663030





An immaculate, beautifully presented family home which is finished to a high standard throughout. This impressive double fronted detached property is modern but benefits from many fine features and original character. Maryville Park represents a very convenient situation close to many local amenities with shops, cafes and restaurants only a short stroll away and ease of access into the City Centre and to the M1 Motorway.

Internally the accommodation is well proportioned, comprising; entrance hall with feature fireplace, two reception rooms, modern fitted kitchen with casual dining area and separate utility room and downstairs/wc. There are five good sized bedrooms, one

currently used as a home office and modern bathroom. There are a number of delightful features including; high ceilings, cornicing, solid floors, bespoke kitchen, built-in appliances and modern sanitary ware.

Externally there is car parking accessed via electric entrance gates, spacious stone paved sun terrace to the side, front lawns bordered by beds in shrubs and bushes, boundary wall and hedging.

With leading primary and grammar schools within walking distance this home is ideal for families or those seeking a distinctive family home in a sought after south Belfast location.



- Immaculate Five Bedroom Detached Home with Beautifully Landscaped, South Facing Front Gardens
  - Inviting Entrance Hall with Feature Fireplace
  - Lounge with Bay Window and Feature Fireplace
- Modern Fitted Kitchen with Range of Integrated Appliances and Casual Dining Area
  - Open Plan to Living Room with Feature Fireplace
    - Utility Room and Downstairs wc
  - Five Well Proportioned Bedrooms, One Currently Used as a Home Office
    - Modern Bathroom with Bath and Walk In Shower
      - Gas Heating / Double Glazed Windows
- Large Stoned Paved Terrace to the Side, South Facing Front Lawns with Landscaped Beds in Shrubs, Trees and Bushes
  - Electric Entrance Gates to Tarmac Driveway Parking
- Well Presented Throughout by the Current Owners and Ready for a New Family to Enjoy
- A Host of Leading Schools only a Short Distance Away, Ease of Access into The City Centre and to Many Local Amenities

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The Property Comprises:

## Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE HALL: Painted fireplace and granite inset and hearth, wooden floor, painted panelled walls, cloaks area.



CLOAKROOM/WC: Low flush wc, pedestal wash hand basin, ceramic tiled floor, extractor fan, low voltage spotlights.

LOUNGE: 19' 6" x 15' 8" (5.94m x 4.78m) (at widest points). Cornice ceiling, picture rail, fireplace with granite inset and hearth, dog grate, bay window.



LIVING ROOM: 15' 2" x 14' 10" (4.62m x 4.52m) (at widest points). Attractive fireplace with granite inset and hearth, dog grate and brick inset, cornice ceiling, picture rail.



Open plan to . . .

MODERN FITTED KITCHEN & CASUAL DINING ROOM: 31' 8" x 11' 10" (9.65m x 3.61m) (at widest points). Oak hand painted range of high and low level units, granite work surfaces, space for fridge/freezer, range cooker and gas hob, glazed splashback, large island with units, twin old Belfast style sink, granite work surfaces and drainer, breakfast bar with glazed top, space for wine fridge, glazed door to garden, ceramic tiled floor, low voltage spotlights, surround sound, window shutters.





UTILITY ROOM: 8' 4" x 6' 10" (2.54m x 2.08m) (at widest points). Units, work surfaces, single drainer stainless steel sink unit, gas boiler, ceramic tiled floor, window shutters, extractor fan, plumbed for washing machine.



## First Floor

LANDING: Picture rail, low voltage spotlights, window shutters, feature glazing, access to roofspace.



BEDROOM (1): 16' 1" x 14' 11" (4.9m x 4.55m) (at widest points). Range of built-in wardrobes, low voltage spotlights, surround sound.



BEDROOM (2): 15' 0" x 11' 7" (4.57m x 3.53m) (at widest points). Picture rail, low voltage spotlights, range of built-in wardrobes, surround sound.



BEDROOM (3): 11' 7" x 10' 3" (3.53m x 3.12m) (at widest points). Picture rail.



BEDROOM (4): 11' 11" x 10' 0" (3.63m x 3.05m) (at widest points). Picture rail.



BEDROOM (5)/DRESSING ROOM/HOME OFFICE: 9' 3" x 9' 2" (2.82m x 2.79m) (at widest points). Built-in wardrobes, drawers and desk.



MODERN BATHROOM: 12' 4" x 7' 7" (3.76m x 2.31m) (at widest points). White suite comprising low flush wc, fully tiled shower cubicle, panelled bath with inset tiling, wash hand basin, fully tiled walls, wooden floor, low voltage spotlights, window shutters.



## Outside

Landscaped, south facing front gardens in lawns, hedging and mature beds with bushes and trees. Electric entrance gates to tarmac car parking for 2-3 cars. Delightful, extensive paved patio area with outside lighting and beds in bushes and trees.





Location:  
Maryville Park runs from Malone Road to Lisburn Road.

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2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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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