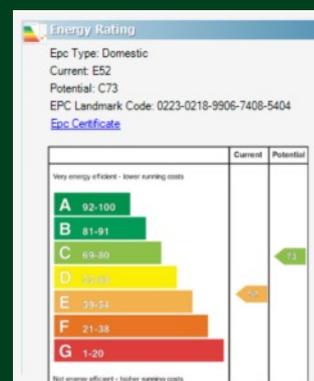




15 Cambourne Park,
Malone,
BELFAST,
BT9 6RL

Offers Over
£895,000

Viewing by
appointment with
& through agent
028 90 663030





This handsome, detached residence built circa 1930 occupies a delightful position just off the Upper Malone Road in one of the most desirable tree lined parks. It is convenient to leading schools, recreational facilities and many other amenities, with ease of access into the City Centre.

Internally the accommodation is well cared for throughout and is now ready for modernisation and updating.

The accommodation offers excellent, adaptable rooms for growing family needs. The generous and mature site offers super sized gardens to the front and rear, with lawns and landscaped beds with bushes, and an array of trees and shrubs. There is an attached garage, car port and also driveway parking.

A fine property which should be viewed to appreciate all the features it has to offer.

- Handsome Detached Family Home with Generous Front and Rear Gardens in One of Malone's Most Sought After Parks
 - Spacious Entrance Hall
 - Built in Cloaks Area
 - Lounge with Feature Fireplace and Bay Window
 - Formal Dining Room with Bay Window
- Modern Fitted Kitchen with Range of Integrated Appliances and Casual Dining Area
- Good Sized Sun Room with Access to Delightful Rear Garden (Or Bedroom Six)
 - Downstairs Shower Room
- Five Well Proportioned Bedrooms, Principal Bedroom with Ensuite (Needs to Be Replaced)
 - Family Bathroom
- Many original fine features including: high ceilings, wood panelling and coricing
 - Gas Heating / uPVC Double Glazed Windows
 - Driveway Parking, Attached Garage, Car Port and Utility Area
- Beautifully Mature & Generous Gardens in Lawns to the Front and Rear with Beds in and Array of Shrubs, Bushes & Trees, Patio Area
- Convenient to all the Leading Primary & Secondary Schools in the Area, Along with Shops, Bars, Restaurants and Ease of Access to City Centre
 - Priced to Allow for Modernisation and Updating



The Property Comprises:

Ground Floor

Covered veranda to . . .

Hardwood front door and glazing to . . .

ENTRANCE HALL: Part panelled walls, understairs storage.

LOUNGE: 21' 6" x 15' 10" (6.55m x 4.83m) (into bay). Attractive marble fireplace with gas coal effect fire, cornice ceiling, bay window, wood floor.



FORMAL DINING ROOM: 16' 1" x 16' 0" (4.9m x 4.88m) (at widest points into bay). Cornice ceiling, bay window.



MODERN FITTED KITCHEN & CASUAL DINING AREA: 20' 2" x 9' 10" (6.15m x 3m) Range of high and low level units, work surfaces, sink and drainer, four ring gas hob with extractor fan above, integrated Neff oven, integrated fridge, plumbed for dishwasher, part tiled walls, ceramic tiled floor, low voltage spotlights, built-in breakfast bar.



REAR PORCH: Ceramic tiled floor, space for fridge freezer, door and glazing to rear.

INNER HALL: Cloaks area.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, sheeted shower cubicle, part tiled walls, low voltage spotlights, extractor fan.



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SUN ROOM/BEDROOM (6): 19' 10" x 13' 6" (6.05m x 4.11m) (at widest points). Built-in wardrobes, cornice ceiling, low voltage spotlights, uPVC doors to rear.



First Floor

LANDING: Access to fully floored roofspace, shelved hotpress.



BEDROOM (1): 15' 9" x 14' 1" (4.8m x 4.29m) (at widest points). Built-in wardrobes, low voltage spotlights.

ENSUITE SHOWER ROOM: Light coloured suite comprising low flush wc, vanity unit with wash hand basin, shower cubicle (shower and wc not working).



BEDROOM (2): 14' 0" x 13' 9" (4.27m x 4.19m) (at widest points). Pedestal wash hand basin, built-in wardrobes.



BEDROOM (3): 14' 10" x 9' 10" (4.52m x 3m) (at widest points).



BEDROOM (4): 11' 8" x 8' 7" (3.56m x 2.62m) (at widest points). Built-in shelving and units.



BEDROOM (5)/NURSERY: 9' 10" x 7' 11" (3m x 2.41m) (at widest points).



BATHROOM: Suite comprising low flush wc, panelled bath, uPVC sheeted shower cubicle with electric shower, low voltage spotlight, extractor fan.



Outside

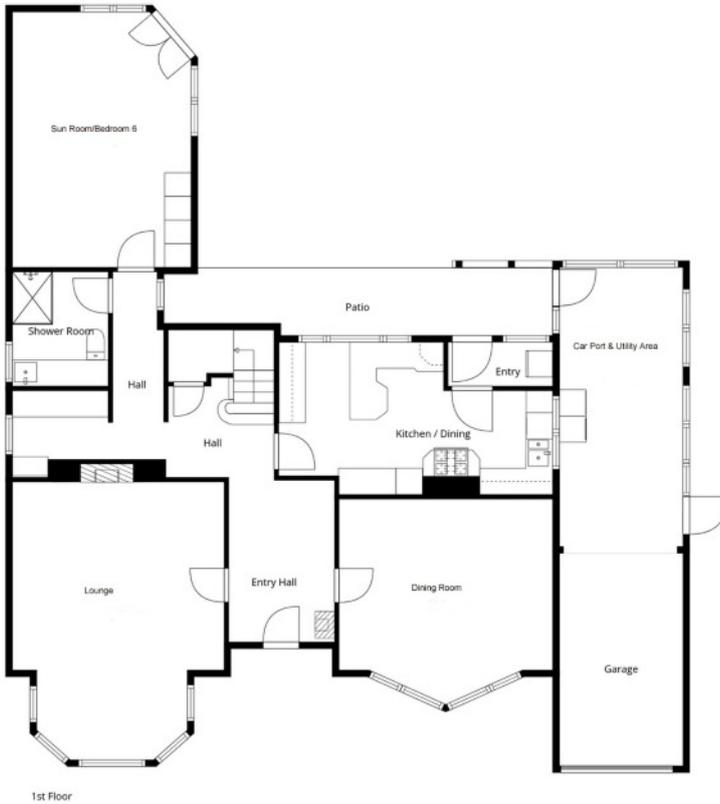
ATTACHED GARAGE & CAR PORT/UTILITY AREA: 37' 7" x 9' 4" (11.46m x 2.84m) (at widest points). Up and over door, gas boiler, plumbed for washing machine, space for tumble dryer, units and work surfaces.

Excellent sized rear gardens in lawns with large paved patios, boundary hedging, bushes, trees and beds in shrubs, summer house.



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Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From House of Sport roundabout heading out of Belfast on Upper Malone Road, Cambourne Park is the first turn on the right.

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

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