

TEMPLETON
ROBINSON



8 Harberton Park,
Malone,
BELFAST,
BT9 6TS

Offers Over
£645,000

Viewing by
appointment with
& through agent
028 90 663030



This well maintained semi detached family home occupies a superb situation in one of Malone's most sought after residential areas. There are a host of amenities extremely convenient including; schools, Barnetts Demense, the Lagan Tow Path and the Lisburn Road only a short walk away.

The property offers well proportioned accommodation comprising, three reception rooms,

modern fitted kitchen, four bedrooms and a modern bathroom. Externally there is a delightful rear garden in lawns with patio area. The property is well cared for throughout but ready now for some modernisation and updating.

Recent sales have proven sucessful thus early viewing is encouraged.



- Well Maintained Detached Home in Superb Much Sought After Location
 - Reception Hall with Cloakroom/WC & Shower Room
 - Generous Lounge with Bay Window & Feature Fireplace
 - Formal Dining Room
 - Sitting Room off Modern Fitted Kitchen with Breakfast Area
 - Rear Hallyway with Utility Space
 - Four Double Bedrooms
 - Modern Family Bathroom
 - Well Presented Throughout with an Array of Fine Features
 - Oil Fired Central Heating & Double Glazed Windows
- Tarmac Driveway Parking for 5/6 Cars, Space Behind Wooden Gates to the Rear
- Well Cared for Throughout but Ready for Some Modernisation and Updating
 - Excellent Enclosed Rear Gardens in Lawns with Paved Patio Sitting Area
- Extremely Convenient to Many Local Amenities Including; Leading Schools, the Thriving Lisburn Road & M1 Motorway Network Easily Accessible
 - Early Viewing is Encouraged

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The Property Comprises:

Ground Floor

Hardwood front door with glazing to . . .

ENTRANCE PORCH: Ceramic tiled floor, wood panelled walls, cornice ceiling. Hardwood door and glazing to . . .



CLOAKROOM/WC: Low flush wc, pedestal wash hand basin with tiled splashback.



LOUNGE: 17' 0" x 13' 0" (5.18m x 3.96m) (at widest points into bay). Polished wooden floor, mahogany fireplace with marble inset and hearth, cornice ceiling, picture rail, bay window.



LIVING ROOM: 14' 9" x 12' 1" (4.5m x 3.68m) (Currently downstairs bedroom). Attractive mahogany fireplace with stone inset, cornice ceiling, picture rail.



SITTING ROOM: 11' 10" x 10' 9" (3.61m x 3.28m) (at widest points). Attractive cast iron fireplace with tiled inset and slate hearth, cornice ceiling, picture rail, oak floor.



MODERN FITTED KITCHEN WITH DINING AREA: 11' 11" x 11' 2" (3.63m x 3.4m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for dishwasher, integrated oven and hob with extractor fan above, integrated wine rack, integrated fridge, part tiled walls, extractor fan.





UTILITY ROOM: Plumbed for washing machine, space for tumble dryer, ceramic tiled floor, boiler room with oil fired boiler, door and glazing to rear.

DOWNSTAIRS W.C.: Low flush wc, ceramic tiled floor.

First Floor

LANDING: Picture rail, feature glazing, access to partially floored roofspace.



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BEDROOM (1): 14' 8" x 13' 3" (4.47m x 4.04m) Semi solid oak floor, cornice ceiling, picture rail, built-in wardrobes with mirrored doors, wash hand basin.



BEDROOM (2): 14' 4" x 13' 2" (4.37m x 4.01m) Extensive range of built-in wardrobes and drawers, cornice ceiling, semi-solid floor, bay window.



BEDROOM (3): 13' 10" x 8' 4" (4.22m x 2.54m) Laminate wood effect floor, cornice ceiling, picture rail, built-in wardrobes with mirrored doors.



BEDROOM (4): 12' 2" x 11' 2" (3.71m x 3.4m) Built-in wardrobe, laminate wood effect floor, picture rail.



BATHROOM: White suite comprising low flush wc, free standing bath on wooden feet, vanity unit with wash hand basin, fully tiled shower cubicle, ceramic tiled floor, low voltage spotlights, heated towel rail.



Outside

Large rear gardens in lawns with mature hedging, beds in shrubs and bushes, concealed paved patio area. Driveway parking for 5-6 cars, two hidden wooden gates. Front garden in lawns with beds, hedging and trees.

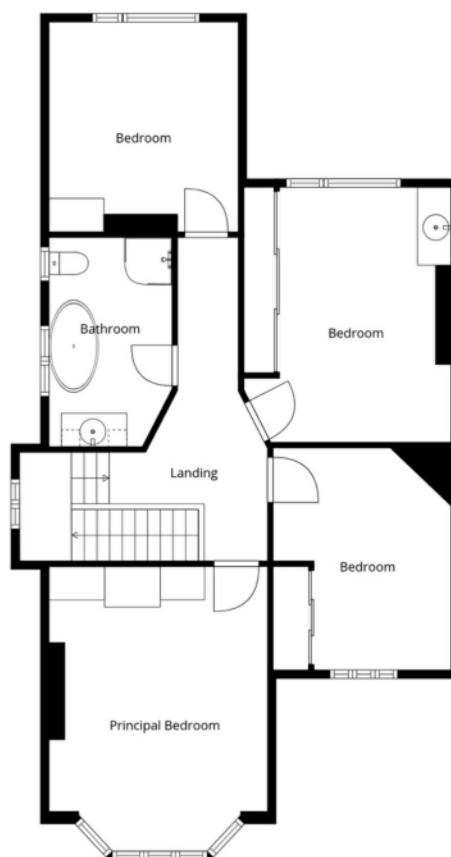




Location:

From Stockmans Lane heading up Balmoral Avenue, Harberton Park is on the right hand side.

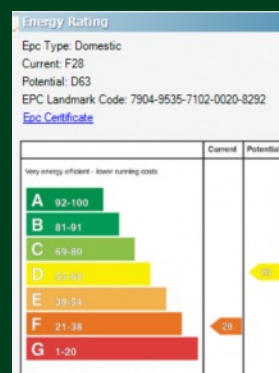
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Sizes And Dimensions Are Approximate. Actual May Vary.

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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