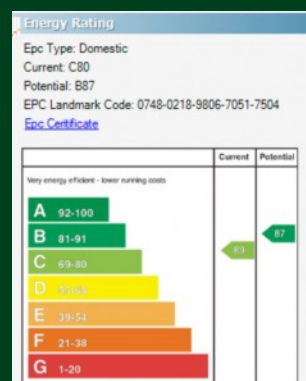




12A Malone Park Gardens,
BELFAST,
BT9 6WH

Offers Over
£650,000

Viewing by
appointment with
& through agent
028 90 663030





Just off Balmoral Avenue, this stylish and contemporary family home enjoys a highly convenient location, close to a wide range of amenities. These include well-regarded schools, excellent transport connections, sports facilities, and an appealing selection of cafés, bistros, and restaurants along the Lisburn Road.

The property offers generous accommodation, including two separate reception rooms and a superb open-plan

modern kitchen with integrated appliances. This space flows seamlessly into a bright living and dining area, with direct access to a private, south-facing rear garden laid in lawn. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom. Presented in excellent condition throughout, this home is ready for immediate occupation. Early viewing is highly recommended.



- Bright and Spacious Detached Family Home
 - Living Room with Gas Cast Iron Stove
 - Separate family room/ Home Office
- Modern Fully Fitted Kitchen with Breakfast Island with Quartz Stone Worktops, open plan to living dining area with Sliding doors to Rear Garden
 - Four Bedrooms, Principal with en suite
 - Family bathroom with separate shower
 - Ground floor WC
 - UPVC double glazing/ Gas fire central heating
 - Brick paviour Driveway, Parking for several cars
- South facing Rear Garden laid in lawns with paved patio area, ideal for barbeque and outdoor entertaining
- Within walking distance of the Lisburn Road to array of amenities, including schools, shops, parks, and restaurants
 - Ideally suited to young professionals, families or the downsizing market

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The Property Comprises:

Ground Floor

Composite front door with glazed inset and top light to . . .



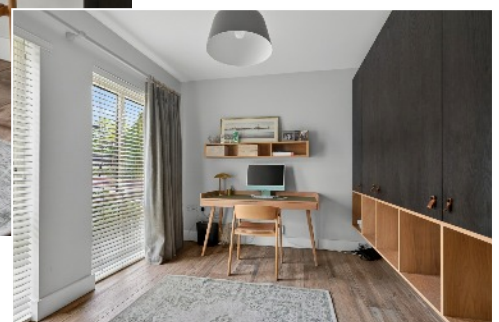
RECEPTION HALL: Ceramic tiled floor, storage and built-in shelving downstairs.

DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin with chrome mixer tap, tiled splashback, chrome heated towel rail, ceramic tiled floor.

LIVING ROOM: 14' 1" x 11' 9" (4.29m x 3.58m) Ceramic tiled floor, cast iron gas stove with granite hearth, built-in shelving.



OFFICE/FAMILY ROOM: 13' 6" x 10' 4" (4.11m x 3.15m) Ceramic tiled floor, bespoke built-in shelving and cupboards.



KITCHEN/LIVING/DINING: 20' 2" x 10' 4" (6.15m x 3.15m) (at widest points). Modern fully fitted kitchen with range of high and low level units, quartz stone worktops, integrated four ring ceramic hob with extractor fan above, built-in double oven, integrated fridge and freezer, large breakfast island with integrated dishwasher, single drainer 1.5 bowl sink unit with Quooker tap, built-in wine cooler and breakfast bar. Open into ample dining and living area with ceramic tiled floor, dual aspect windows, low voltage spotlights, feature skylight, aluminium double glazed sliding door to south facing rear garden.





UTILITY AREA: Range of high and low level units, plumbed for washing machine, vented for dryer, concealed built-in Veroka gas fired boiler, ceramic tiled floor.

First Floor

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

BEDROOM (1): 13' 7" x 13' 6" (4.14m x 4.11m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, tiled splashback, built-in shower cubicle with built-in shower unit, tiled splashback.



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BEDROOM (2): 14' 0" x 11' 4" (4.27m x 3.45m)



BEDROOM (3): 11' 7" x 11' 5" (3.53m x 3.48m)



BEDROOM (4): 13' 10" x 11' 5" (4.22m x 3.48m) Extensive range of built-in wardrobes and cupboards, chest of drawers.



BATHROOM: White suite comprising low flush wc, built-in shower cubicle with shower unit and tiled splashback, free standing bath with chrome mixer tap, chrome heated towel rail, part tiled walls, porcelain tiled floor, extractor fan.

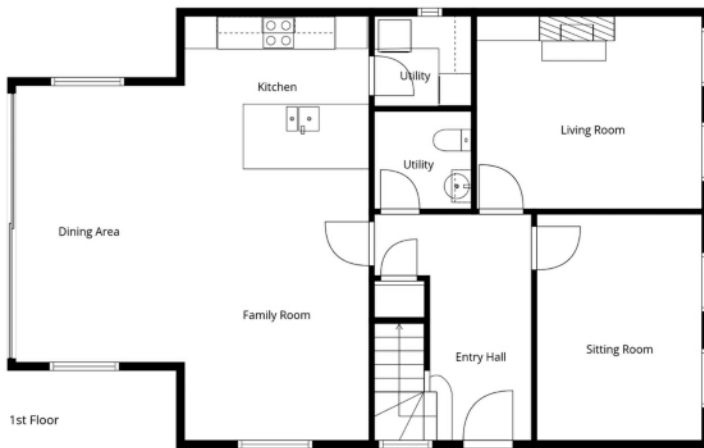


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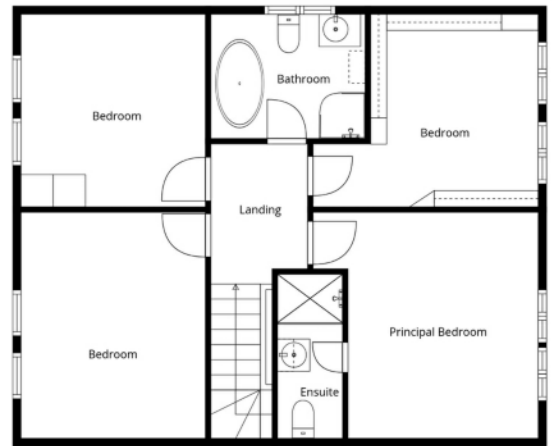
Outside

South facing enclosed rear garden, paved patio area ideal for barbecuing and outdoor entertaining, lawn with box hedging, array of shrubs and flower beds, garden shed, uPVC fascias and soffit boards. Brick paved driveway with ample parking to front.





1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From the Malone Road coming out of Belfast, take a left onto Balmoral Avenue. Malone Park Guards is on your right hand side, opposite Shrewsbury Gardens.

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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