



45 Bawnmore Road,  
BELFAST,  
BT9 6LB

Offers Over  
£910,000

Viewing by  
appointment with  
& through agent  
028 90 663030



Occupying a prime location, this attractive red brick detached home has been beautifully renovated and finished to a high level of specification throughout. It is within walking distance of a host of amenities in the Malone area including; leading schools, shops, boutiques and restaurants.

The property offers excellent family accommodation which is adaptable and ready for a new family to move in and enjoy. The accommodation comprises: spacious entrance hall, formal dining room open plan to lounge, living room, home office/sitting room with access to rear patio garden. There is a stunning and bright modern fitted kitchen with range of integrated integrated appliances open plan to casual living/dining room and access to south facing rear gardens.

On the first floor, there are four well-proportioned bedrooms (principal with

dressing room and bespoke built-in furniture and ensuite) and second bedroom with ensuite shower room and modern family bathroom.

There is gas fired central heating and double glazed windows. The property is finished to a high level of specification with many fine features including; coricing, feture fireplaces, wood floors, solid hardwood shutters and high ceilings.

This fine home is ready for any new family to enjoy.

The site is beautifully landscaped with pillared entrance to tarmac parking for 4/5 cars and attached garage with boundary hedging. There are south-facing rear gardens in artificial lawns and large paved stone, sun terraces for morning and afternoon sun.



- Stunning Renovated Four Bedroom Detached Home with South Facing Gardens in Popular Malone Location
  - Entrance Porch and Gracious Entrance Hall with Cloakroom/wc
- Formal Dining Room Open Plan to Lounge with Feature Marble Fireplace and Glass Fronted Gas Fire, Double Doors to Rear Garden
  - Living Room with Cast Iron Fireplace and Tiling with Bay Window
  - Snug/Sitting Room with Bespoke Built in Furniture and Access to Paved Terrace
- Four Well Proportioned Bedrooms, Principal Bedroom with Dressing Room and Ensuite Shower Room and Second Bedroom with Ensuite Shower Room
  - Modern Family Bathroom
  - Gas Heating / Double Glazed Windows with Restored Feature Stained Glazing
- Beautifully Landscaped, South Facing Rear Gardens in Artificial Lawns, Large South Facing Sun Terraces, Beds in Shrubs and Stones and Mature Apple Tree
- Pillared Entrance to Tarmac Driveway Parking for 4/5 Cars (Wired for Electric Gates) and Attached Garage
  - Modern Homely Feel Throughout
- Walking Distance of all Amenities on the Lisburn Road Including; Shops, Restaurants, Cafes and Public Transport

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The Property Comprises:

## Ground Floor

Painted front door with feature glazing and fan light to . . .

ENTRANCE PORCH: Original tiled floor. Hardwood door and feature glazing to . . .

ENTRANCE HALL: Tiled floor, part panelled walls, cornice ceiling, understairs storage.

CLOAKROOM/WC: Low flush wc, wash hand basin, part tiled walls, ceramic tiled floor, part panelled walls, cornice ceiling, extractor fan.



Double doors and glazing from hall to . . .

FORMAL DINING ROOM: 13' 0" x 11' 3" (3.96m x 3.43m) (at widest points overall). Herringbone wood floor, cornice ceiling, ceiling rose, picture rail, feature glazing, window shutters.



Open plan to . . .

LOUNGE: 12' 7" x 11' 6" (3.84m x 3.51m) Attractive marble fireplace with glass fronted gas fire, slate hearth, herringbone floor, cornice ceiling, ceiling rose, picture rail, glazed doors to rear.



LIVING ROOM: 17' 5" x 12' 2" (5.31m x 3.71m) Herringbone floor, bay window, part wood panelled bay, cast iron fireplace with tiled inset and slate hearth, cornice ceiling, ceiling rose, picture rail, herringbone floor.



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HOME OFFICE/SITTING ROOM: 11' 2" x 10' 10" (3.4m x 3.3m) Wood floor, cornice ceiling, picture rail, bespoke built-in units, shelving and TV unit, glazed door to rear.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING ROOM: 19' 5" x 18' 2" (5.92m x 5.54m) (at widest points). Hand painted range of high and low level in-frame Shaker units, quartz work surfaces and drainer, integrated oven and microwave oven, integrated fridge, integrated freezer, built-in larder cupboard, white 1.5 bowl sink, integrated dishwasher, corner coffee dock cupboard, integrated induction hob with extractor fan above, quartz splashback, large island with units, quartz work surface and breakfast bar, integrated wine rack, tiled floor, concealed lighting, low voltage spotlights, glazed doors to south facing garden.





UTILITY ROOM: 7' 3" x 6' 5" (2.21m x 1.96m) Range of high and low level units, quartz work surfaces, white sink and drainer, plumbed for washing machine, space for tumble dryer, quartz splashback, tiled floor.

#### First Floor

SPACIOUS LANDING WITH STUDY AREA: 9' 2" x 4' 6" (2.79m x 1.37m) (measurement of study area). Bespoke built-in shelving with feature lighting, cornice ceiling, picture rail. Slingsby ladder to fully floored roofspace.



BEDROOM (1): 17' 4" x 12' 3" (5.28m x 3.73m) (at widest points). Cornice ceiling, ceiling rose, feature glazing, window shutters.

DRESSING ROOM: 11' 6" x 7' 7" (3.51m x 2.31m) Bespoke built-in wardrobes, shelving and units, built-in dressing table, window shutters, cornice ceiling.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, heated towel rail, inset mirror, vanity unit with wash hand basin, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor.



BEDROOM (2): 13' 1" x 13' 0" (3.99m x 3.96m) Cornice ceiling, part panelled walls, dual aspect windows.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, extractor fan, low voltage spotlights, cornice ceiling.



BEDROOM (3): 13' 3" x 10' 6" (4.04m x 3.2m) Cornice ceiling, stained glass windows, window shutters, ceiling rose.



BEDROOM (4): 19' 11" x 10' 10" (6.07m x 3.3m) Cornice ceiling, ceiling rose.



MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, free standing bath with tiled walls, tiled floor, cornice ceiling, window shutters, low voltage spotlights.



## Outside

Pillared entrance to tarmac parking for 4-5 cars, front hedging.

ATTACHED GARAGE 18' 1" x 11' 5" (5.51m x 3.48m) Twin doors, gas boiler, shelving and screen for golf simulator.

Stunning south facing rear gardens with large paved patio area and artificial grass, including putting green, well stocked beds with shrubs and stone, side stone paved patio with raised bed and apple trees, feature garden lighting.







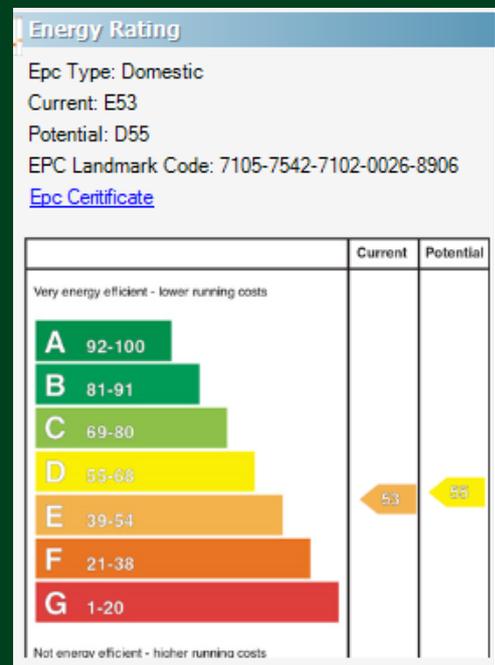
Sizes And Dimensions Are Approximate. Actual May Vary.

**Location:**

Lisburn Road heading out of town past Cranmore Park then take third on the left hand side.

- 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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