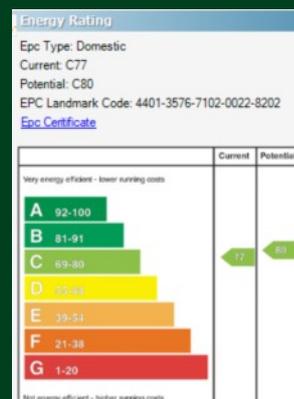




15 Broomhill Park,  
Off Stranmillis Road,  
Belfast,  
BT9 5JB

Offers Over  
£1,325,000

Viewing by  
appointment with  
& through agent  
028 90 663030





Constructed in 1926 this much admired detached residence is set on a magnificent site in this quiet tree-lined park just off the Stranmillis Road.

This home occupies a prime private site and enjoys an extensive well maintained private garden with southerly orientation thereby benefitting from maximum sunshine.

The accommodation flows on the ground floor with four reception rooms that lead into the extended kitchen and dining room overlooking the gardens.

On the first floor there are five bedrooms, one with ensuite bathroom, plus a Jack and Jill shower room and main family bathroom.

There is a purpose built self-contained ground floor apartment to the side of the house which shares views over the gardens and playing fields.

Broomhill Park is undoubtedly one of Belfast's most distinguished private residential addresses set within the Conservation Area. Whilst this mature setting benefits from considerable privacy and seclusion, the location is convenient for easy access to the city centre, Lisburn Road and motorway networks. Leading primary and grammar schools are within walking distance and amenities such as golf clubs and the Lagan tow path are close by.



- Magnificent detached residence situated in Malone on a superb site, south facing & overlooking  
RBAI playing fields to the rear
  - Drawing room with cast iron wood burning stove & French doors to rear garden
    - Family room, Sitting room, Study & Office
    - Extended Kitchen/Living/Dining room & separate Utility room
    - 5 bedrooms, Principal with ensuite bathroom
  - Jack & Jill shower room & main bathroom. Shower room on ground floor
    - Gas fired central heating / Double glazed window frames
  - Staircase to floored roofspace with 2 rooms, 3 Velux windows & storage in eaves
    - Self-contained apartment/annex with bed/sitting room & wet room
    - Detached garage
  - Driveway parking accessed by twin entrance points both with electric gates
- Beautifully mature gardens, front & secluded south facing to rear in lawn, patio, barbecue area,  
trees & shrubs

Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

The Property Comprises:

## Ground Floor

Hardwood front door with glazed inset to . . .

RECEPTION PORCH: Original terrazzo stone floor, glazed leaded side light. Glazed inner door to . . .

RECEPTION HALL: Solid oak wood strip floor, picture rail.

DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin with tiled splashback.

CLOAKROOM: Excellent storage, hub for hardwired HiFi system.

DRAWING/LIVING ROOM: 34' 5" x 12' 7" (10.49m x 3.84m) Oak wooden floor, dual aspect windows, marble surround fireplace, cast iron wood burning stove, slate inset and hearth, cornice ceiling, picture rail, uPVC double glazed French doors to rear garden with beautiful mature outlook across playing fields, aluminium double glazed door to side. Glazed double doors to dining room.



FAMILY ROOM: 17' 9" x 13' 4" (5.41m x 4.06m) (into bay window). Oak surround fireplace with granite inset and hearth, gas coal fire, low voltage spotlights, glazed double doors to kitchen.



LIBRARY/STUDY: 11' 4" x 8' 8" (3.45m x 2.64m) Oak glazed double doors to . . .

SITTING ROOM: 15' 3" x 11' 8" (4.65m x 3.56m) Solid oak wood strip floor, cornice ceiling, picture rail.



KITCHEN/LIVING/DINING: 30' 9" x 24' 5" (9.37m x 7.44m) Solid oak kitchen with granite worktops, double drainer stainless steel double sink unit with mixer tap, built-in high level frosted glazed display units, integrated dishwasher, integrated American fridge freezer, oil fired four oven Aga, breakfast island with granite worktop, integrated Neff four ring ceramic hob with Neff electric double oven below, stainless steel sink unit with mixer tap, built-in breakfast bar, ceramic tiled floor, vaulted ceiling with Velux window, uPVC double glazed French doors to rear garden. Open to ample dining and living areas, low voltage spotlights, solid oak wood strip floor, beautiful mature outlook across rear garden and onto RBAI playing fields.





UTILITY ROOM: 20' 4" x 5' 9" (6.2m x 1.75m) Range of high and low level units, laminate work surfaces, stainless steel single drainer 1.5 bowl sink unit with mixer tap, ceramic tiled floor, double glazed composite door to rear garden, Velux window, plumbed for washing machine, wine fridge, built-in Worcester gas fired boiler. Through to . . .

SIDE PORCH: Ceramic tiled floor.

DOWNSTAIRS SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, chrome heated towel rail, built-in shower cubicle with mains shower unit, tiled splashback, extractor fan, composite door to side with frosted glazed sidelight.

STUDY: 13' 6" x 8' 3" (4.11m x 2.51m) Built-in wine storage unit.

## First Floor

LANDING: Glazed leaded window, picture rail, hotpress, pressurised water, built-in shelving.

PRINCIPAL BEDROOM: 22' 9" x 12' 8" (6.93m x 3.86m)  
Picture rail.

HOTPRESS/LUGGAGE ROOM: Storage into eaves, Velux window.



ENSUITE BATHROOM: White suite comprising low flush wc, Jack and Jill pedestal wash hand basins with ceramic tiled splashback, roll-top bath, large fully tiled shower cubicle with mains overhead chrome drencher shower head and additional attachment, bidet, bathroom cabinet with power points, ceramic tiled floor, extractor fan.



BEDROOM (2): 12' 5" x 11' 6" (3.78m x 3.51m)  
Outlook to front.



JACK & JILL ENSUITE: White suite comprising low flush wc, floating wash hand basin, large walk-in shower with chrome overhead drencher shower head and additional attachment, fully tiled walls, ceramic tiled floor, chrome heated towel rail, bathroom cabinet with electric points, glazed leaded window. Access to . . .

BEDROOM (3): 15' 5" x 12' 6" (4.7m x 3.81m) Dual aspect windows, excellent views across RBAI playing fields.



BEDROOM (4): 10' 8" x 10' 6" (3.25m x 3.2m) Wood effect floor, excellent views across RBAI playing fields, picture rail, built-in wardrobe.

BEDROOM (5): 14' 2" x 8' 9" (4.32m x 2.67m) (at widest points).



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, fully tiled shower with built-in Redring electric shower unit and shower head, chrome heated towel rail, part tiled walls.

ROOFSPACE: Three Velux windows, storage into eaves, excellent views across RBAI playing fields.

ROOM (1): 11' 3" x 10' 2" (3.43m x 3.1m)

ROOM (2): 22' 0" x 10' 7" (6.71m x 3.23m) Built-in shelving, cupboards, excellent storage into eaves.

## Ground Floor

### ANNEX/SELF CONTAINED APARTMENT:

BEDROOM/SITTING ROOM: 21' 4" x 11' 0" (6.5m x 3.35m) Ceramic tiled floor, low voltage spotlights, dual aspect windows with excellent mature outlook over garden and RBAI playing fields, built-in wardrobe. Access to . . .

WET ROOM: White suite comprising close coupled wc, floating wash hand basin with chrome mixer tap, built-in chrome drencher shower head and additional attachment with soakway, LED mirror, Velux window, extractor fan, low voltage spotlights.

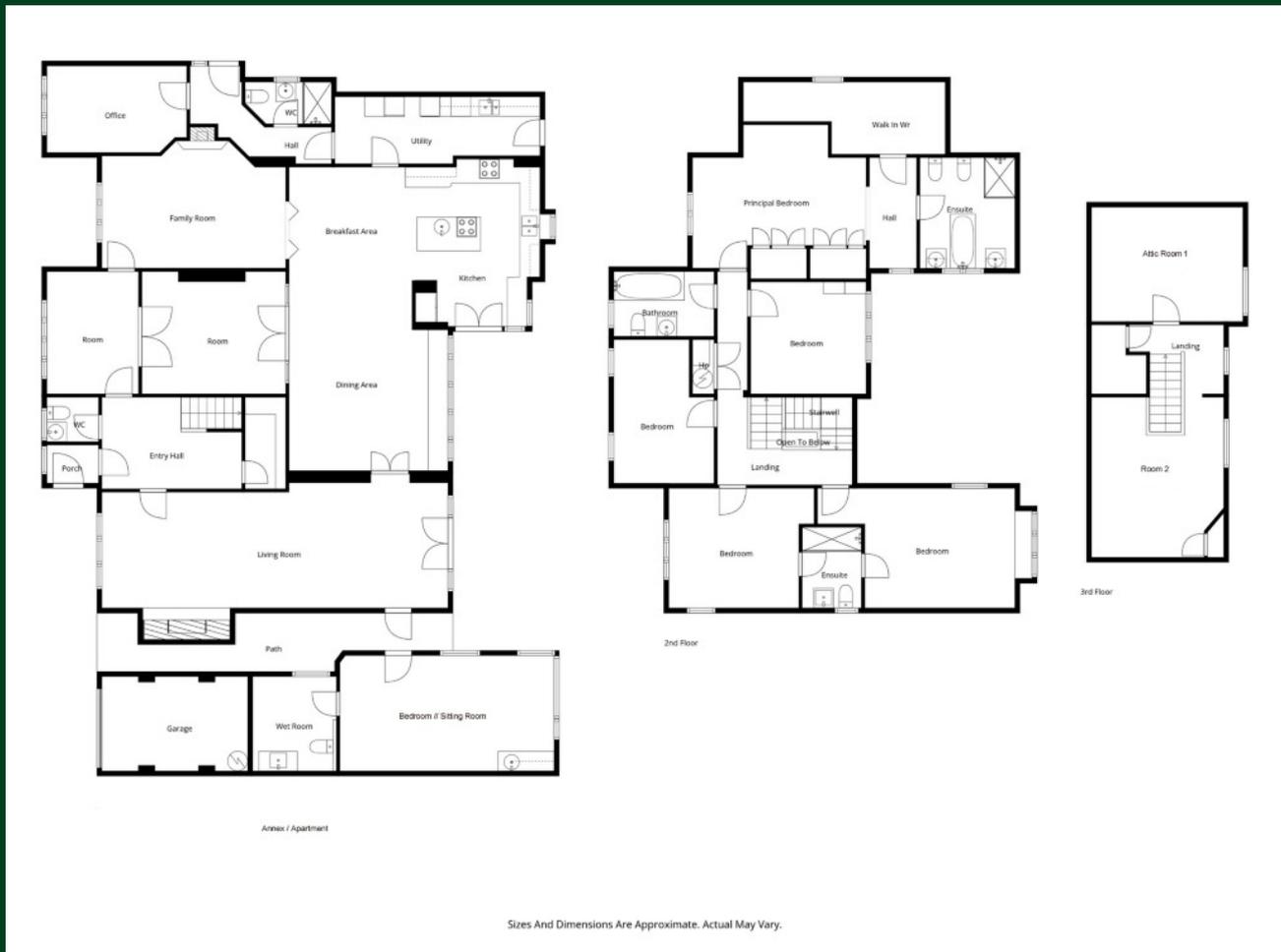


## Outside

Large south-westerly facing rear garden with excellent degree of privacy, beautiful mature outlook over RBAI playing fields, extensive lawns with raised flower beds in shrubs, mature trees and plants, raised extensive limestone paved patio area ideal for barbecuing and outdoor entertaining overlooking playing fields. Greenhouse with electric, uPVC oil tank (servicing Aga). Twin tarmac driveway driveway with electric gates with ample parking leading to . . .

DETACHED GARAGE: 15' 4" x 9' 8" (4.67m x 2.95m) Electric up and over door, pressurised water cylinder, light and power.





### Location:

From Malone Road turn into Stranmillis road past Ulster Independent Clinic, take the second right into Broomhill Park and continue round to number 15.

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.