



This beautifully presented red-brick semi-detached home has been comprehensively refurbished in 2022, including rewiring, replumbing, replastering and new joinery throughout. Ideally located close to local amenities and excellent transport links, the property offers a stylish open-plan kitchen, living and dining space with sliding patio doors to the rear garden, plus a convenient ground floor WC. The contemporary kitchen features integrated appliances and a breakfast bar.

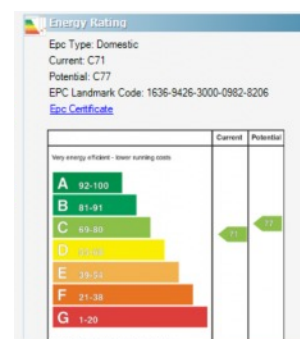
Upstairs are three well-proportioned bedrooms, including two generous doubles, and a modern shower room with a quality white suite. Further benefits include gas-fired central heating and uPVC double glazing.

Outside, the south-facing rear garden enjoys a paved patio and outdoor dining area, while the front offers a tarmac driveway and garden.

Offers Around
£279,950

9 Marmont Park,
BELFAST,
BT4 2GR

Viewing by
appointment with
& through agent
028 9266 1700





- Red-brick semi-detached home in popular location close to amenities and motorway links
- Fully refurbished in 2022 to include rewire, re-plumb, replastering and new joinery throughout
- Remodelled to provide open plan kitchen, living and dining room, as well as the creation of a ground floor WC
- Three bedrooms including two generously sized doubles
- Kitchen with integrated appliances and breakfast bar
- Shower room with contemporary white suite
- Gas fired central heating & uPVC double-glazed windows
- South-facing rear garden with paved patio and outdoor dining area, tarmac driveway

The Property Comprises:

Ground Floor

Hardwood front door to...

ENTRANCE HALL: Engineered wooden floor.



GROUND FLOOR WC: Low flush WC, wash hand basin, tiled floor, part-pan-elled walls, gas combi-boiler, extractor fan.



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OPEN PLAN KITCHEN/LIVING/DINING ROOM: 24' 3" x 10' 12" (7.4m x 3.35m) At widest points.
Matte sandstone kitchen with laminate work surfaces including breakfast bar, single bowl sink unit with chrome mixer tap and drainer, integrated fridge-freezer, oven, microwave, gas hob and extractor fan, plumbed for washer-dryer.





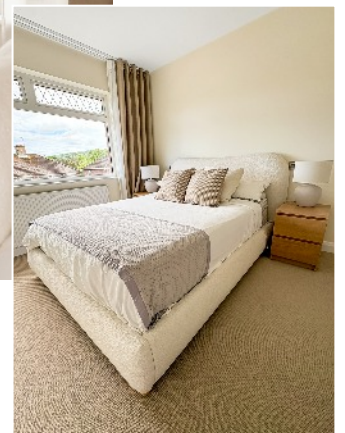
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First Floor

LANDING:



BEDROOM (1): 10' 12" x 12' 6" (3.34m x 3.81m) Carpeted floor.



BEDROOM (2): 10' 11" x 8' 2" (3.32m x 2.5m) Carpeted floor.



BEDROOM (3): 10' 10" x 6' 3" (3.31m x 1.9m) Carpeted floor, part-panelled walls and built-in wardrobe.



SHOWER ROOM: White suite comprising low flush WC, vanity unit with drawers and chrome mixer tap, walk-in shower, LED mirror, ceramic tiled floor/walls, feature lighting, extractor fan.



Outside

OUTSIDE: Front garden, tarmac driveway, south-facing rear garden with outdoor dining area and brick-paved patio, fenced bin store.



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Location:

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

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