

TEMPLETON
ROBINSON



34 Rosemary Park,
Malone Road,
Belfast,
BT9 6RG

Offers Over
£575,000

Viewing by
appointment with
& through agent
028 90 663030



Nestled in a peaceful neighbourhood this superb five bedroom detached property has been well maintained throughout and extended to create the perfect family home. The property comprises a living room and separate family room. The heart of the home lies in the open plan kitchen boasting French doors that lead to the rear garden. This property includes an additional family room and home office area, versatile spaces that can easily be transformed into a gym or

teenagers den accommodating the diverse needs of your family. To the first floor there are five generously sized bedrooms with the principal suite benefiting from ensuite facilities and a further family bathroom.

Enjoy the beauty of outdoor living in the south facing garden offering an excellent degree of privacy for relaxation and recreation with detached garage and driveway, parking is never a concern.



- Detached Family Home in Superb Malone Location
 - Generous Bright Living Room
 - Separate Family Room with Gas Fire
- Modern Fully Fitted Kitchen Open to Ample Dining & Living Space & French Doors to Rear Garden
 - Home Office Currently Used as a Gym
- 5 Well Proportioned Bedrooms, Principal with Ensuite Shower Room
 - Family Bathroom with Champagne Suite
 - Oil Fired Central Heating
 - uPVC Double Glazed
 - Driveway Parking with Garage/Storage Room
- Mature South Facing Rear Garden with Excellent Degree of Privacy
- Extremely Convenient to Lisburn and Malone Roads, Including Shops, Public Transport, Leading Schools, Malone House, Balmoral Golf Club, Queens Playing Fields & Lagan Tow Path

The Property Comprises:

Ground Floor

Hardwood front door with glazed inset to . . .

RECEPTION PORCH: Ceramic tiled floor with brushed mat inset. Glazed inner door to . . .

RECEPTION HALL: Semi solid wooden floor, cornice ceiling.

DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin, cloaks area, ceramic tiled floor.

FAMILY ROOM: 12' 2" x 11' 7" (3.71m x 3.53m) Oak surround fireplace with cast iron tiled inset, gas effect coal fire, slate hearth, cornice ceiling.



LIVING ROOM: 17' 8" x 10' 9" (5.38m x 3.28m) Semi solid oak wooden floor, cornice ceiling.



Oak glazed double doors through to . . .

KITCHEN/LIVING/DINING AREA: 31' 4" x 13' 8" (9.55m x 4.17m) Modern kitchen with a range of high and low level units, granite worktops, single drainer 1.5 bowl stainless steel sink unit with mixer tap, integrated dishwasher, space for Rangemaster cooker, stainless steel splash back and extractor fan, built-in glazed display unit, integrated fridge, breakfast island with granite worktop. Open to ample dining and living area, low voltage spotlights, uPVC double glazed doors to rear garden.



LARGE TEENAGERS DEN/HOME OFFICE/STUDY: 22' 4" x 8' 10" (6.81m x 2.69m) Dual aspect windows, Velux window.



UTILITY ROOM: 10' 4" x 7' 0" (3.15m x 2.13m) Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, part tiled walls, ceramic tiled floor, uPVC access door to side, low voltage spotlights.



First Floor

LANDING: Access to roofspace, hotpress with lagged copper cylinder with shelving above.



BEDROOM (1): 13' 8" x 10' 10" (4.17m x 3.3m) Built-in sliding mirror fronted wardrobes.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer tap, built-in shower cubicle with chrome shower unit, fully tiled walls, ceramic tiled floor, chrome heated towel rail, extractor fan, low voltage spotlights.



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BEDROOM (2): 13' 1" x 9' 5" (3.99m x 2.87m) Built-in mirror fronted sliding wardrobe.



BEDROOM (3): 13' 4" x 9' 9" (4.06m x 2.97m) Outlook to rear garden, extensive range of built-in furniture including wardrobes.



BEDROOM (5)/STUDY: 9' 5" x 7' 6" (2.87m x 2.29m)



BEDROOM (4): 11' 7" x 9' 7" (3.53m x 2.92m) Built-in furniture including chest of drawers and wardrobe.



BATHROOM: Champagne coloured suite comprising low flush wc, pedestal wash hand basin, tiled splash back, corner panelled bath with chrome mixer tap, built-in shower cubicle with Mira Sport electric shower unit, ceramic tiled floor, low voltage spotlights, heated towel rail. Access to partly floored roofspace with light via Slingsby type ladder.

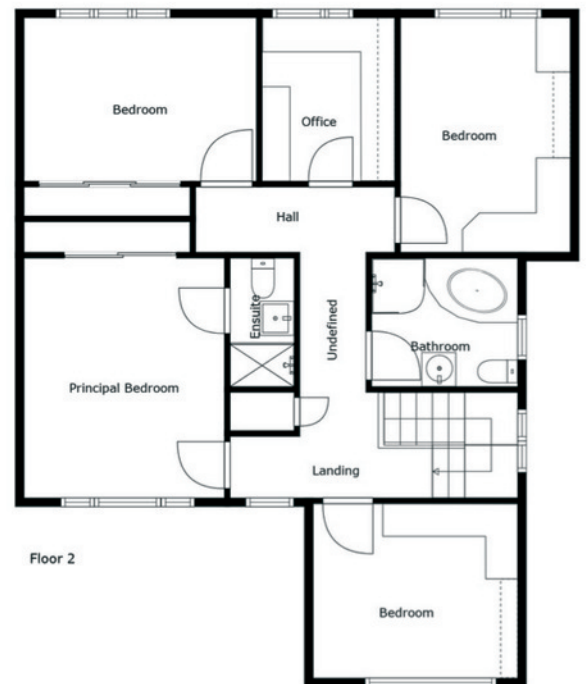
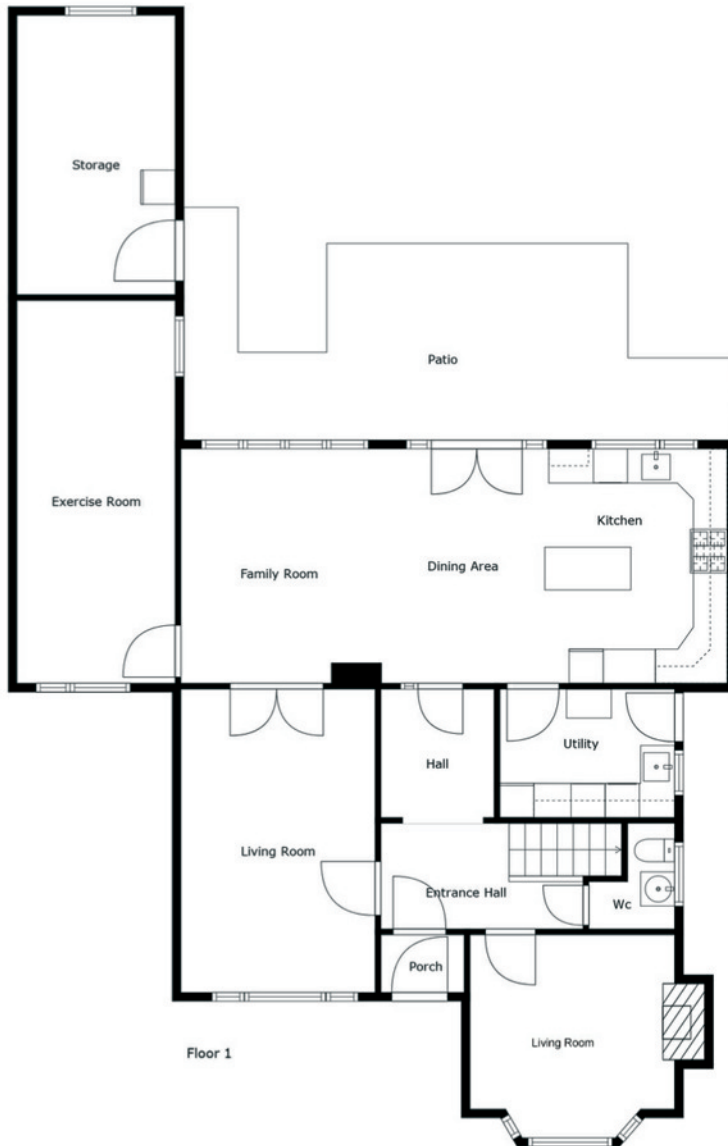


Outside

Enclosed south facing rear garden with excellent degree of privacy laid in lawns with paved patio area ideal for barbecuing and outdoor entertaining. uPVC oil tank to side. Front garden in shrubs, tarmac driveway with off street parking, uPVC fascias and soffit boards.

GARAGE: 16' 11" x 8' 9" (5.16m x 2.67m) Light and power.

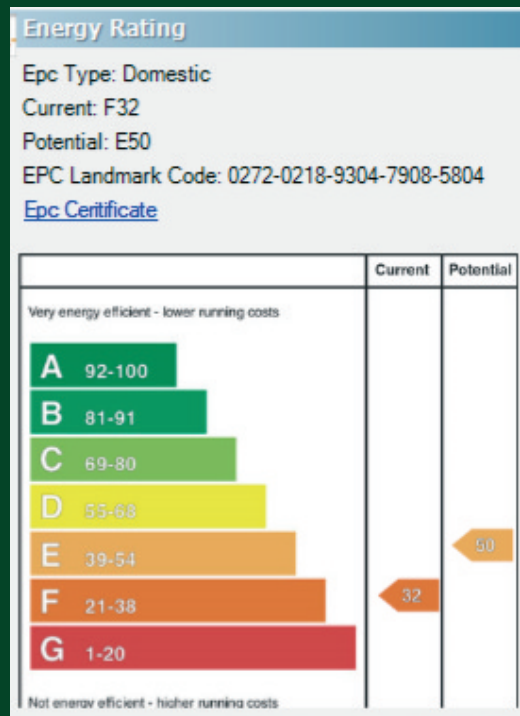




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Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

Heading out of Belfast on the Malone Road, Rosemary Park is on the right hand side before the House of Sport, number 34 is 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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