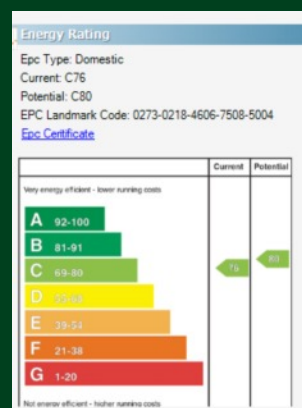




6 Malone View Park,
BELFAST,
BT9 5PN

Offers Over
£675,000

Viewing by
appointment with
& through agent
028 90 663030





This attractive, extended detached villa occupies an excellent private mature site within the ever popular Malone area. Whilst benefitting from this quiet situation there are a host of amenities close by including shops, transport facilities, the Lagan Towpath, local golf clubs, Lady Dixon and Barnetts Parks and leading schools are also extremely convenient.

The property offers spacious adaptable internal accommodation with four separate reception rooms and five well-proportioned

bedrooms and combining the excellent outside space is ideally suited to cater for modern day living requirements. A particular highlight is the stunning, level rear garden, providing an ideal outdoor space. Further benefits include uPVC double glazing, gas-fired central heating, and ample driveway parking.

Recent sales in the Malone View area have proven extremely popular and with all and more this attractive extended home has to offer it will have wide ranging appeal.



- Exceptional Detached and Extended Villa in Prime residential location
- Living room with Cast Iron Gas Stove and Triple aspect windows
- Superb Fully Fitted Kitchen with walk in Pantry, opening to ample dining and living space with French doors to Rear Garden
 - Separate Family room with French doors to rear garden
 - Utility room
 - Five bedrooms (two with en suite bathroom facilities)
 - First Floor Games Room & Separate Office
 - Gas fired central heating/ uPVC double glazed windows
 - Bathroom with White suite
 - Driveway with ample parking leading to Garage
- Beautiful, good sized private lawn, rear garden with southerly aspect, shops, transport facilities, Lagan Towpath, golf clubs, Lady Dixon & Barnetts Parks close by, and leading schools convenient

Telephone 028 9066 3030

www.templetonrobinson.com

The Property Comprises:

Ground Floor

Oak effect uPVC front door with stained glass inset, glazed and leaded sidelight to . . .

RECEPTION HALL: Porcelain tiled floor, minstrel gallery. Glazed double doors to . . .

INNER HALLWAY: Porcelain tiled floor.



LIVING ROOM: 21' 3" x 16' 6" (6.48m x 5.03m) Oak wooden floor, triple aspect windows, excellent views to Antrim Hills, cast iron gas stove with brick surround and recess.



Off hallway glazed double doors through to . . .

ADDITIONAL HALLWAY: Three Velux windows, oak wooden floor, hotpress with lagged copper cylinder and built-in shelving.



DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin, fully tiled walls, porcelain tiled floor.

KITCHEN/LIVING/DINING AREA: 28' 6" x 21' 2" (8.69m x 6.45m) (at widest points). L-shaped. Fully fitted kitchen with excellent range of high and low level units, granite worktops, integrated fridge and freezer, built-in Rangemaster cooker with six ring gas hob, extractor fan and canopy above, single drainer Belfast sink with mixer tap, integrated dishwasher, porcelain tiled floor, built-in glazed display unit, part tiled walls, additional larder cupboard with excellent storage.



Telephone 028 9066 3030

www.templetonrobinson.com

Open to ample dining and living space with picture window, oak effect uPVC double glazed French doors to rear garden, dual aspect windows.



UTILITY ROOM: 11' 3" x 6' 7" (3.43m x 2.01m) Porcelain tiled floor, built-in low level units, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, oak effect uPVC door to rear garden, service door to garage.



FAMILY ROOM: 14' 9" x 12' 1" (4.5m x 3.68m) Exposed and treated wooden floor, oak effect uPVC French doors to rear garden.



BEDROOM (3): 13' 9" x 9' 2" (4.19m x 2.79m) Exposed and treated wooden floor, vanity unit with built-in cupboard below, mature outlook to front.



BEDROOM (4): 10' 5" x 7' 9" (3.18m x 2.36m) Exposed and treated wooden floor, built-in wardrobe.



BEDROOM (2): 13' 10" x 9' 4" (4.22m x 2.84m) Exposed and treated wooden floor, vanity unit with built-in cupboard below, chrome mixer tap, mature outlook, built-in wardrobe.



BATHROOM: White suite comprising low flush wc, bidet, panelled bath, pedestal wash hand basin, walk-in shower with Mira Advance electric shower unit and power shower, fully tiled walls, heated towel rail, ceramic tiled floor, low voltage spotlights, extractor fan.



First Floor

LANDING: Three built-in cupboards.

PRINCIPAL BEDROOM: 11' 10" x 11' 10" (3.61m x 3.61m) Wooden floor, cupboards, picture window, views to Antrim Hills and Black Mountain..



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap, built-in shower cubicle with power shower, fully tiled walls, ceramic tiled floor, Velux window.



OFFICE: 12' 3" x 11' 1" (3.73m x 3.38m) Excellent range of built-in storage, two Velux windows, laminate wooden floor.



BEDROOM (5): 15' 7" x 10' 10" (4.75m x 3.3m) Wooden floor, extensive range of built-in wardrobes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, bidet, built-in shower cubicle with power shower, Jack & Jill vanity unit with built-in cabinets below, fully tiled walls, porcelain tiled floor, heated towel rail, Velux window.



LIVING ROOM/GAMES ROOM: 19' 0" x 11' 1" (5.79m x 3.38m) Velux window, access to storage in eaves and roofspace, views to Antrim Hills.



Outside

GARAGE: 15' 10" x 11' 4" (4.83m x 3.45m) Roller shutter door, light and power.

Large rear garden in extensive lawns with paved patio area ideal for barbecuing and outdoor entertaining, mature trees and shrubs, excellent degree of privacy, garden room with covered veranda area and power points, gazebo with light and power, outside tap and electric sockets. Driveway with off street parking, uPVC fascias and soffit boards. Front garden laid in lawn with boundary hedging.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Malone Road, roundabout, take upper Malone Road, past dub stores, and Malone View Park 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

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.