TEMPLETON ROBINSON

Beautifully presented and renovated to a high standard, this semi detached home is in an ideal location walking distance of the Malone and Lisburn Roads, the City Centre and a host of amenities including; shops, cafes, bars, restaurants and public transport alongside; The Royal and City Hospitals and Queens University.

The property is in super condition and comprises: entrance hall, spacious lounge open plan to dining room and modern fitted kitchen with range of appliances. There is a downstairs wc and utility area. There are four well-proportioned bedrooms, principal bedroom, home office or fifth bedroom and modern bathroom.

Externally there is paved driveway parking for three cars, immaculate enclosed rear gardens in lawns with paved patio and surrounding fencing.

Recent sales of this particular style of property have proven extremely successful and with all this property has to offer early viewing is advised.

Offers Over £475,000

4 Malone Chase,
BELFAST,
BT9 6XF

Viewing by appointment through agent
028 9066 3030

- Fully Renovated and Extended Semi-Detached Home in Immaculate Condition with Enclosed Rear Gardens
- Entrance Hall
- Spacious Lounge with Oak Floor and Glass Fronted, Wall Mounted Electric Fire
- Open plan to Dining Room and Modern Fitted Kitchen with Range of Integrated Appliances
- Downstairs wc and Utility Area
- Five Well Proportioned Bedrooms, One Currently Used as a Home Office
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Delightful Rear Gardens in Lawns with Wooden Fencing and Shed
- Driveway Parking to the Front with Three Car Parking Spaces
- Conveniently Positioned for Those Seeking Good Access to the City Centre, Malone and Lisburn Road amenities, Queen's University, Belfast City Hospital & Belfast City Centre
- Immaculate Presentation and Specification Throughout

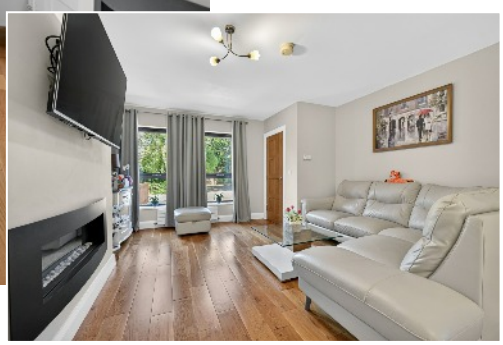
The Property Comprises:

Ground Floor

Composite front door with glazing to:

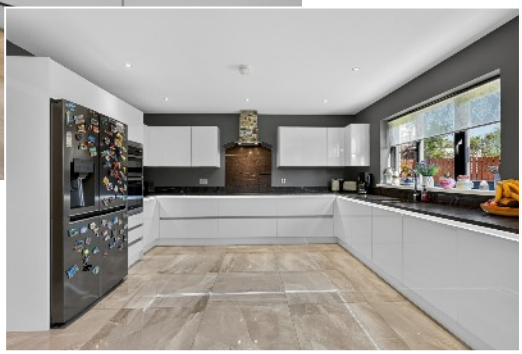
ENTRANCE HALL: Oak floor.

LOUNGE: 21' 4" x 13' 7" (6.5m x 4.14m) (at widest points). Glass fronted wall mounted electric fire, oak floor.



DINING ROOM: 13' 8" x 11' 2" (4.17m x 3.4m) (at widest points). Oak floor, glazed doors to rear. Open plan to:

MODERN FITTED KITCHEN: 14' 0" x 12' 10" (4.27m x 3.91m) Handless high gloss range of high and low level units, granite work surfaces and drainer, stainless steel sink, space for American fridge/freezer, integrated Beko oven, integrated Blanco hob, stainless steel extractor fan, integrated dishwasher, granite splashback, porcelain tiled floor, low voltage spotlights.



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CLOAKROOM/WC: Low flush wc, vanity unit with wash hand basin, porcelain tiled floor, heated towel rail, extractor fan.

UTILITY CUPBOARD: Plumbed for washing machine, condensing gas boiler.

First Floor

LANDING: Oak floor, storage cupboard.

BEDROOM (1): 13' 10" x 9' 2" (4.22m x 2.79m) Built-in robes with mirrored doors, oak floor.

BEDROOM (3): 14' 3" x 7' 9" (4.34m x 2.36m) Oak floor.

BEDROOM (2): 12' 9" x 10' 11" (3.89m x 3.33m) Oak floor.

BEDROOM (5)/HOME OFFICE: 9' 3" x 5' 10" (2.82m x 1.78m) Oak floor.

MODERN BATHROOM: White suite comprising low flush wc, vanity unit with twin wash hand basins, fully tiled shower cubicle, porcelain wall and floor tiles. Low voltage spotlights, extractor fan, heated towel rail.

Second Floor

LANDING: Oak floor, eaves storage, Velux window.

BEDROOM (4): 16' 9" x 14' 8" (5.11m x 4.47m) (at widest points). Oak floor, Velux windows.

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Outside

Paved driveway parking for three cars. Delightful enclosed rear gardens in lawn with boundary fencing, paved path and patio area. Outside light, power point and tap. Wooden shed.

Telephone 028 9066 3030
www.templetonrobinson.com

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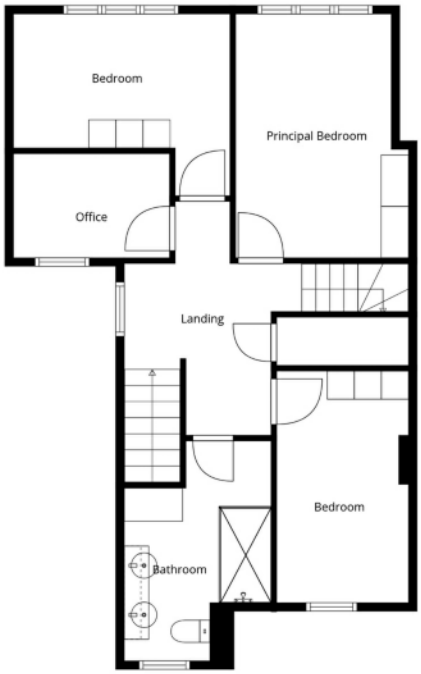
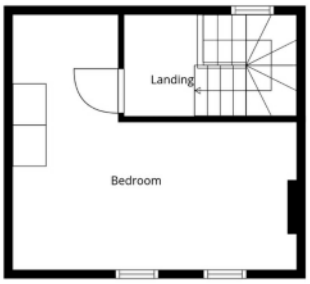
Location:

Heading out of town on the Malone Road take right hand turn after Sans Souci Park on the left hand side.

1st Floor



2nd Floor



3rd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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

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The Property Ombudsman