TEMPLETON ROBINSON

Fantastic red-brick extended semi-detached property in a highly sought after location in Dunmurry.

The property is conveniently situated close to all local amenities including shops, leading schools and public transport links to Belfast City Centre and Lisburn. Internally the property has been well maintained by its current owner, briefly comprising on the ground floor two bright reception rooms including sunroom with garden views, a good sized kitchen with integrated appliances and downstairs WC. Upstairs are four well-proportioned bedrooms, one with shower to compliment the family bathroom. Externally is a beautiful garden with paved patio area and driveway parking to the front.

Futhermore the property benefits from gas heating and double glazing throughout and a detached garage. In an area of high demand we strongly recommend an early viewing.

Offers Over £379,950

2 Malone Gardens,
BELFAST,
BT17 9RX

Viewing by appointment through agent
028 9066 3030

- Attractive red-brick extended semi-detached property in most convenient and highly sought after location
- Two bright reception rooms with feature fireplaces
- Bright sunroom with garden views
- Spacious kitchen with integrated appliances
- Downstairs WC
- Four well-proportioned bedrooms
- Good sized family bathroom
- Gas heating, Double glazing throughout
- Detached garage including driveway parking
- Beautiful enclosed rear garden with paved patio area
- Early viewing highly recommended

The Property Comprises:

Ground Floor

HALLWAY: Hardwood front door with glazed side panel and top light, laminate wood strip flooring.

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LIVING ROOM: 16' 10" x 11' 0" (5.13m x 3.35m) Feature fireplace with mahogany surround, tiled hearth and gas insert, feature bay window, ceiling cornicing.

DINING ROOM: 11' 0" x 11' 0" (3.35m x 3.35m) Feature fireplace with mahogany surround and open fire, laminate wood strip flooring.

DOWNSTAIRS W.C.: Low flush WC, wash hand basin, fully tiled.

KITCHEN: 13' 1" x 10' 8" (3.99m x 3.25m) Range of high and low level units, built in oven, ceramic hob and extractor, integrated dishwasher and washing machine, stainless steel sink with mixer tap, laminate work surfaces, ceramic floor tiling and splash back.

SUN ROOM: 10' 2" x 9' 2" (3.1m x 2.79m) Laminate wood strip flooring, sliding patio door.

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First Floor

LANDING: Carpeted, access to floored roofspace.

BATHROOM: 12' 2" x 9' 10" (3.71m x 3m) Laminate wood strip flooring, walk in corner shower, built in storage unit, chrome heated towel rail, ceramic tiled flooring, part tiled walls.

PRINCIPAL BEDROOM: 15' 1" x 11' 4" (4.6m x 3.45m) Carpeted.

BEDROOM (2): 11' 0" x 9' 7" (3.35m x 2.92m) Laminate wood strip flooring, built in storage.

BEDROOM (3): 12' 2" x 9' 10" (3.71m x 3m) Laminate wood strip flooring, walk in corner shower unit with electric Triton shower, vanity wash hand basin, wall hung vanity unit.

BEDROOM (4): 7' 7" x 7' 3" (2.31m x 2.21m) Laminate wood strip flooring, built in cupboard.

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Outside

DETACHED GARAGE: Up and over door, light and power.

Enclosed rear garden with mature lawn, raised patio area, steps to BBQ area, outdoor water tap.

Driveway parking to the front.

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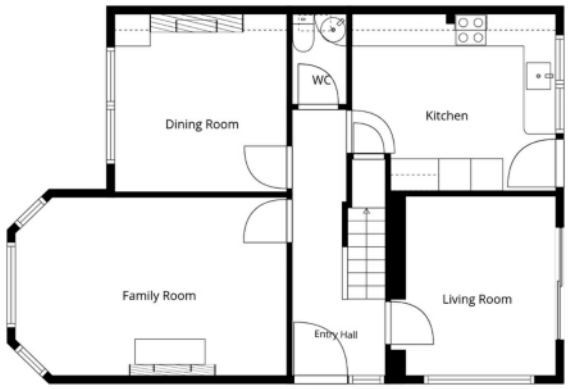
Location:

Into Dunmurry from Belfast. At main crossroads turn left into Dunmurry Lane and then first right into Church Avenue, continue straight to Malone Gardens.

2nd Floor



1st 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