



This superb three storey townhouse is situated within this extremely popular and much sought after gated development on the Malone Road. The property is in a super situation on the end of the townhouses so is private and tucked away. The property is beautifully presented and tastefully decorated by the current owners and is finished to an extremely high level of specification which enhances the feeling of warmth and character throughout.

The accommodation comprises; entrance hall with cloakroom/wc, good sized lounge with feature fireplace, modern fitted kitchen open plan to dining room. There is a separate utility room on the ground floor with access to the integral garage. There are three well proportioned bedrooms, master with ensuite shower room and main bathroom.

The property is perfectly complimented by the delightful, enclosed sun terrace sitting area on the first floor. There is paved car parking for one car and visitor parking. This superb property can only be fully appreciated on internal inspection. Viewing is highly recommended.

Offers Over
£395,000

196 Malone Road,
Belfast,
BT9 5LP

Viewing by
appointment
through agent
028 9066 3030



- Superb Three Storey End Townhouse with Delightful Sun Terrace
- Entrance Hall with Cloakroom/wc
- Good Sized Lounge with Feature Fireplace and Bay Window
- Modern Fitted Kitchen with Dining Area
- Separate Utility Room
- Three Well Proportioned Bedrooms, Master with Ensuite Shower Room
- Modern Bathroom
- Accessed Via Electric Gates, One Paved Car Parking Space and Visitor Parking and Integral Garage
- Private and Delightful Sun Terrace Ideal for Sunnier Evenings
- Prestigious and Convenient Malone Road Address, Ideal Commuting Distance Into the City and Further Afield

The Property Comprises:

Ground Floor

Hardwood front door and glazed fan light to . . .

ENTRANCE PORCH: Tigerwood stairs to . . .

ENTRANCE HALL: Tigerwood floor, intercom phone.

Double doors and glazing to . . .

LOUNGE: 21' 4" x 13' 5" (6.5m x 4.09m) (at widest points). Sandstone fireplace with gas coal effect fire, bay window and window shutters, oak floor, cornice ceiling, door to faux balcony.



CLOAKROOM/WC: White suite comprising low flush wc, vanity unit with wash hand basin, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 17' 10" x 11' 3" (5.44m x 3.43m)

Range of high and low level units, granite work surfaces, 1.5 bowl single drainer stainless steel sink unit, integrated oven and four ring gas hob, stainless steel extractor fan, plumbed for dishwasher, integrated fridge freezer, granite splash back, wood floor, low voltage spotlights, window shutters, glazed door to raised paved sun terrace with outside lighting.



Lower Level

HALL: Tigerwood floor.

UTILITY ROOM: 6' 8" x 6' 7" (2.03m x 2.01m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, door to garage.

First Floor

LANDING: Low voltage spotlights, Tigerwood floor, Velux window.



BEDROOM (1): 15' 11" x 13' 5" (4.85m x 4.09m) (at widest points). Oak floor, built-in robes, Velux window, window shutters.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

BEDROOM (2): 11' 2" x 9' 8" (3.4m x 2.95m) (at widest points). Cornice ceiling, window shutters.



BEDROOM (3): 9' 2" x 8' 0" (2.79m x 2.44m) (into robe). Wood floor, range of built-in robes, window shutters.



MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, panelled bath with inset tiling and hand shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, window shutters.



Outside

Delightful sun terrace which is private and ideal for sunnier days.

INTEGRAL GARAGE: 18' 0" x 13' 4" (5.49m x 4.06m) (at widest points). Up and over door, light and power. Door to boiler room with gas boiler.

One car parking space and visitor parking.



Location:

Coming out of Belfast on the Malone Road, continue through traffic light junction at Balmoral Avenue and number 196 is on the left hand side in Regents Wood development at corner with Malone Meadows.

Management company

Flat Management.

Service Charge

Telephone 028 9066 3030

www.templetonrobinson.com

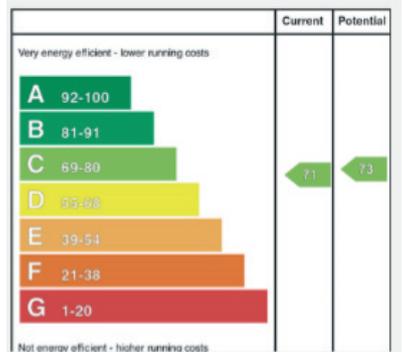


SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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

Energy Rating

Epc Type: Domestic
 Current: C71
 Potential: C73
 EPC Landmark Code: 2010-9821-4120-6703-3805
[Epc Certificate](#)



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