



'Briar Lodge', 3 Wilmont Park,  
Off Upper Malone Road, Belfast, BT17 9JW  
Offers Over £895,000

Anyone who is interested in the property should be aware that there is a future Road Protection Corridor and proposed Blacks Road Link strategic road scheme running through part of the site.

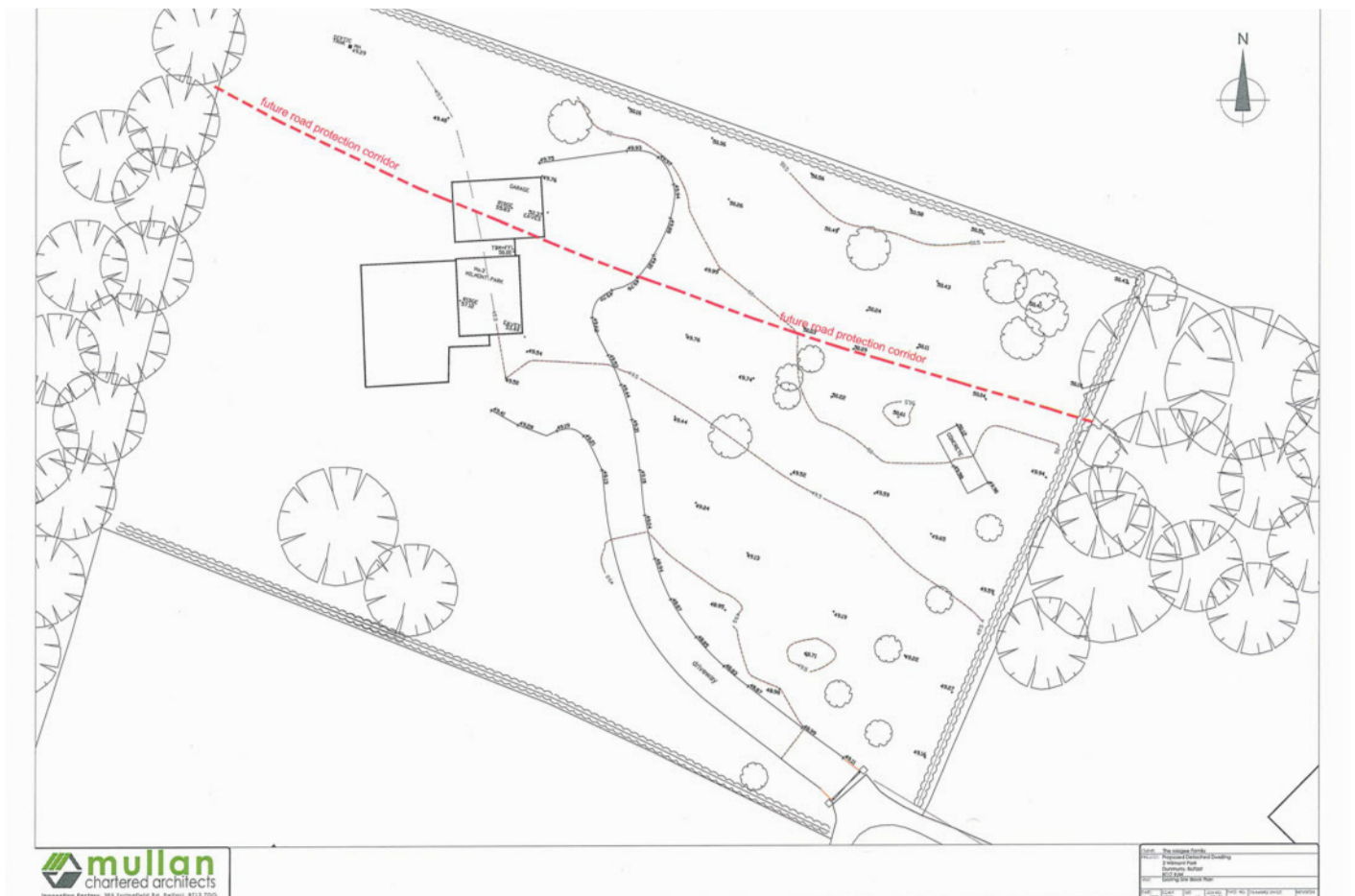
For more information please contact Beth Robinson or Lucy Arthur.

- Detached Residence on Beautifully Maintained Site of 1.1 Acres in Lawns with Mature Trees & Shrubs
- Modern Fitted Kitchen with Casual Dining Area
- Separate Utility Room
- 4 Bedrooms, Master Ensuite
- Modern Bathroom
- Side Entrance to Bed/Sitting Room with Wet Room
- Oil Fired Central Heating
- Hardwood Double Glazed Window Frames
- Large Exclusive Site Lends to Extension of Existing Dwelling or New Build for One Dwelling





The future road protection corridor bisects the rear of the former garage (now self contained annex) of 3 Wilmont Park and occupies an area used for parking and turning, see line in red.



The Property Comprises:

Ground Floor

Double wooden doors to . . .

ENTRANCE PORCH: Ceramic tiled floor, hardwood door and glazing to . . .

ENTRANCE HALL: Ceramic tiled floor, cloaks cupboard.

CLOAKROOM/WC: Comprising low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, low voltage spotlights.



LOUNGE: 21' 6" x 11' 8" (6.55m x 3.56m) Wooden fireplace with marble inset and hearth, wooden floor, cornice ceiling, ceiling rose.



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LIVING ROOM: 21' 7" x 17' 10" (6.58m x 5.44m) (at widest points into bay) Inglenook style fireplace with wooden mantle, cast iron canopy and dog grate, wood floor, bay window, wooden beams.



Double door and glazing to . . .

SUN ROOM: 10' 2" x 9' 0" (3.1m x 2.74m) Door to rear, ceramic tiled floor, tongue and groove ceiling, Velux windows.



DINING ROOM: 18' 6" x 11' 6" (5.64m x 3.51m) Oak wood floor, cornice ceiling, ceiling rose.



MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 19' 4" x 15' 0" (5.89m x 4.57m) Range of high and low level units, wood effect worksurfaces, 1.5 bowl sink unit, integrate Hotpoint oven and hob, stainless steel extractor fan over, integrated dishwasher, integrated fridge freezer, island unit with units and work surfaces, ceramic tiled floor.



UTILITY ROOM: 15' 6" x 5' 0" (4.72m x 1.52m) Units, worksurfaces, single drainer stainless steel sink unit, plumbed for washing machine, doors to either side to garden, part tiled walls, ceramic tiled floor.

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STORE ROOM: Door to side.

SELF CONTAINED BED/SITTING ROOM: 15' 6" x 11' 6" (4.72m x 3.51m) Laminate wood effect floor, door to side of house.

DRESSING ROOM: 7' 11" x 7' 0" (2.41m x 2.13m) Laminate wood effect floor, low voltage spotlights, access to roofspace.

WET ROOM: Low flush wc, vanity unit and wash hand basin, fully tiled shower cubicle and drencher shower head, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

First Floor

LANDING: Built-in storage cupboard.

BEDROOM (1): 15' 4" x 15' 3" (4.67m x 4.65m) Built-in storage.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, fully tiled shower cubicle and drencher shower head, wash hand basin, built-in storage, part tiled walls, ceramic tiled floor, heated towel rail, low voltage spotlights, extractor fan. Access to roofspace.

BEDROOM (2): 18' 5" x 11' 0" (5.61m x 3.35m) Storage in eaves.

BEDROOM (3): 12' 9" x 9' 5" (3.89m x 2.87m) (at widest points) Access to roofspace.

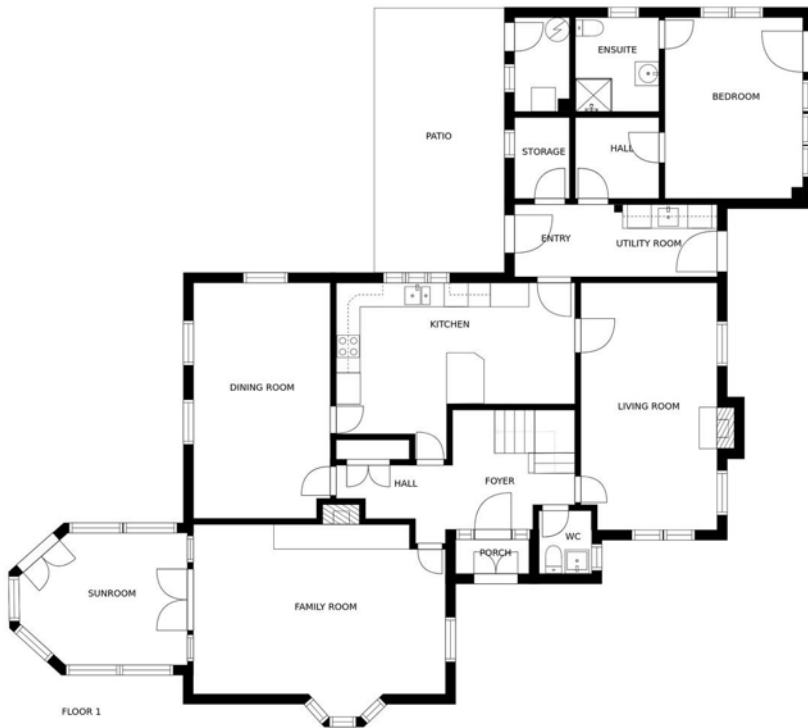
BEDROOM (4): 13' 1" x 8' 0" (3.99m x 2.44m) (at widest points)



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

# Outside

Sweeping driveway with parking and turning for several cars. Beautifully landscaped surrounding gardens in lawns with trees, hedging and beds with shrubs and bushes.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Location:**

At Malone roundabout take 2nd exit into Upper Malone Road.

Turn right into Dunmurry Lane. Turn right into Wilmont Park.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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**Energy Rating**

Epc Type: Domestic

Current: D64

Potential: D68

EPC Landmark Code: 0360-2046-6050-2109-8635

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	64	68
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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