



An impressive semi-detached villa situated in a prime residential location close to Queens University, Belfast City Hospital and with great access to the city centre.

Well positioned for those requiring access to local schools, the ever popular Lisburn Road, Botanic Gardens and Stranmillis.

The accommodation comprises an entrance hall, living room, family room, dining room and kitchen area. Upstairs are four well-proportioned bedrooms and a family bathroom.

In addition the property benefits from central heating and has garden areas to side and rear.

Whilst requiring some modernisation we can strongly advise that the character and charm of this property will have wide ranging appeal.

Offers Over
£385,000

9 Sans Souci Park,
Malone Road,
Belfast,
BT9 5QZ

Viewing by
appointment
through agent
028 9066 3030

- Semi-detached villa in prime residential location
- Convenient proximity to Queens University, City Hospital and direct access to city centre
- The space and character of the accommodation will have wide ranging appeal
- Three main reception rooms
- Four well-proportioned bedrooms
- Kitchen area with range of built-in units
- Garden area to front, side and rear
- Parking at side of property
- Enclosed courtyard at rear with two stores and outside wc
- South facing patio area
- Gas fired central heating
- uPVC double glazed window frames



The Property Comprises:

Ground Floor

ENTRANCE PORCH: Tiled floor. Door to:

ENTRANCE HALL: Original wood block flooring.

CLOAKROOM:

LIVING ROOM: 17' 0" x 13' 1" (5.18m x 3.99m) Feature hardwood fireplace surround and mantle with tiled hearth, open fire. Cornice ceiling.



FAMILY ROOM: 13' 2" x 13' 1" (4.01m x 3.99m) Cornice ceiling. Tongue and groove ceiling.



Telephone 028 9066 3030
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DINING ROOM: 10' 3" x 9' 8" (3.12m x 2.95m) Bay window. Oak herringbone flooring. Feature carved oak fireplace surround and mantle, tiled hearth and open fire.



KITCHEN: 11' 1" x 10' 2" (3.38m x 3.1m) Range of high and low level cupboards. Part tiled walls, ceramic tiled floor, single drainer stainless steel sink unit. Cooker space, under unit lighting.



First Floor



BEDROOM (1): 16' 2" x 15' 5" (4.93m x 4.7m)



BEDROOM (2): 17' 3" x 15' 2" (5.26m x 4.62m)



BEDROOM (3): 11' 9" x 9' 4" (3.58m x 2.84m)

BEDROOM (4): 13' 0" x 11' 9" (3.96m x 3.58m)



BATHROOM: Wood panelled bath, mixer taps, low flush wc, wash hand basin in vanity unit, part tiled walls.



Outside

Garden areas to front, side and rear with parking area to side.

Enclosed south facing courtyard/patio area.



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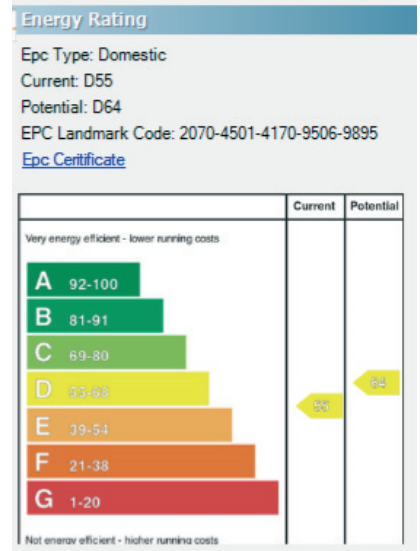
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Location:

Malone Road heading out of town, Sans Souci Park is on left hand side after Chlorine Gardens.



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
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