



This superb four storey townhouse is situated within an extremely popular and much sought after gated development on the Malone Road.

Briefly the accommodation comprises a bright spacious lounge with fireplace, modern fully fitted kitchen with ample dining area with double doors to a fabulous terrace boasting views over Lagan Meadows and promoting al fresco living. There is a large basement room that would lend itself to a variety of uses whilst on the upper floors there are three well proportioned bedrooms, the principal bedroom with ensuite shower room and family bathroom.

Furthermore the property benefits from gas fired central heating, double glazed window frames and integral garage with separate utility room. Requiring nothing from the new owner but to move in and enjoy. We recommend an internal viewing at your earliest convenience.

Offers Over
£425,000

190 Malone Road,
BELFAST,
BT9 5LP

Viewing by
appointment
through agent
028 9066 3030



- Superb Townhouse in Residential Location
- High Quality Finish Throughout
- Large Living Room with Fireplace & Glass Bay with Double Doors to Juliette Balcony
- Modern Fully Fitted Kitchen with Ample Dining Area & Double Doors to Rear Garden
- Basement Cinema Room/Gym/Office Suitable for a Multitude of Other Uses & Storage Room
- Utility Room & Ground Floor WC
- Family Bathroom
- 3 Good Sized Bedrooms, Principal Bedroom with Ensuite Shower Room
- Electric Entrance Gates, Driveway Parking, Further Parking Area for Guests
- Generous terrace Accessed off Kitchen with Fabulous Views Over Lagan Meadows, Ideal for Barbecuing & Relaxing
- Gas Central Heating & Double Glazed Throughout

The Property Comprises:

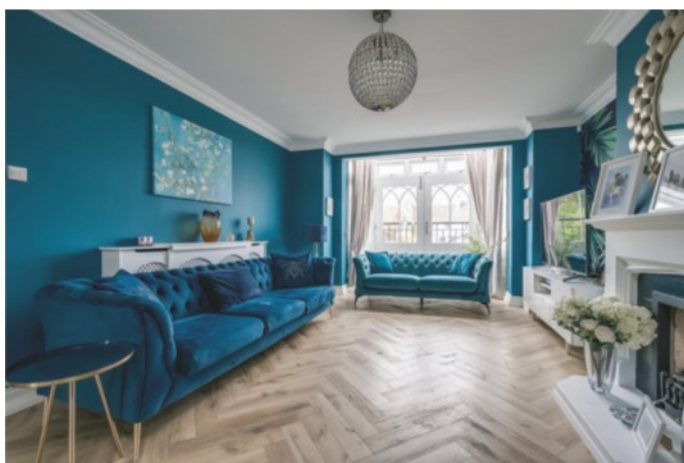
Ground Floor

Hardwood front door with glazed top light to . . .

RECEPTION PORCH: Ceramic tiled floor. Stairs to . . .

RECEPTION HALL: Polished porcelain tiled floor, corniced ceiling, low voltage spotlights. Glazed double doors to . . .

LIVING ROOM: 21' 5" x 13' 1" (6.53m x 3.99m) (into bay window). Cornice ceiling, double glazed double doors to Juliette balcony with views to Antrim Hills, dimmer surround fireplace with tiled hearth and gas coal fire, engineered wood flooring.



DOWNSTAIRS W.C.: White suite comprising close coupled wc, floating wash hand basin with chrome mixer tap, part tiled walls, ceramic tiled floor, extractor fan, low voltage spotlights.

Telephone 028 9066 3030
www.templetonrobinson.com

Glazed double doors to . . .

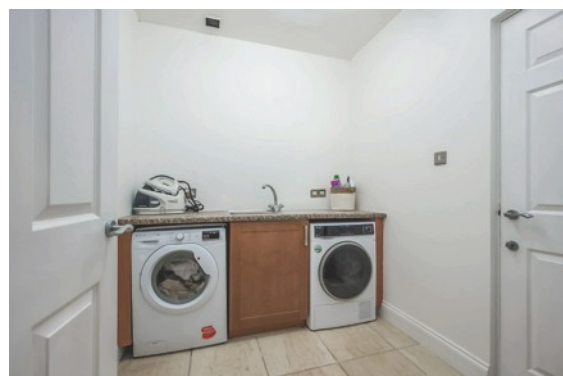
KITCHEN/DINING AREA: 17' 7" x 11' 3" (5.36m x 3.43m) Modern fully fitted kitchen with a range of high and low level units with granite worktops, stainless steel 1.5 bowl sink unit with mixer tap, built-in oven, integrated four ring gas hob with extractor fan above, frosted glazed display unit, integrated fridge and freezer. Glazed double doors to garden.



Stairs from hall to . . .

Lower Level

UTILITY ROOM: 7' 5" x 6' 6" (2.26m x 1.98m) Laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, extractor fan, ceramic tiled floor.



Service door to . . .

INTEGRAL GARAGE: 18' 3" x 13' 3" (5.56m x 4.04m) Electric up and over door, light and power, Beam vacuum system, built-in storage cupboard with built-in gas fired boiler, Warmflow pressurised water cylinder. Stairs to . . .

Basement Level

BASEMENT: 20' 5" x 19' 6" (6.22m x 5.94m) Laminate worktops, large walk-in storage cupboard currently used as a wine cellar.



GYM: 17' 2" x 16' 4" (5.23m x 4.98m) Low voltage spotlights,



Telephone 028 9066 3030
www.templetonrobinson.com

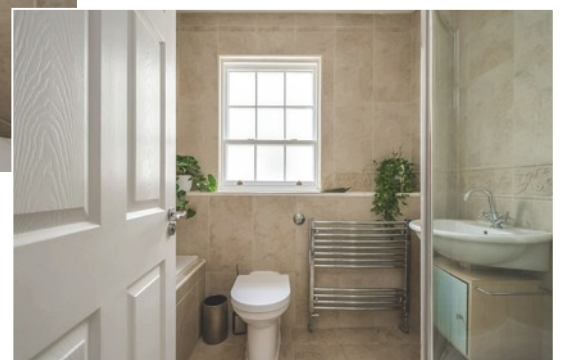
First Floor

PRINCIPAL BEDROOM: 17' 9" x 17' 7" (5.41m x 5.36m) (at widest points). Velux window, views to Antrim Hills, dressing area, access to roofspace.

ENSUITE SHOWER ROOM: White suite comprising close coupled wc, vanity unit with chrome mixer tap, chrome heated towel rail, built-in shower cubicle with tiled splash back, porcelain tiled floor.



BATHROOM: White suite comprising low flush wc, built-in shower cubicle with chrome shower unit, vanity unit with chrome mixer tap and built-in cabinet below, tiled bath with chrome mixer tap, chrome heated towel rail, fully tiled walls, ceramic tiled floor.



BEDROOM (2): 11' 7" x 9' 6" (3.53m x 2.9m) Engineered wood flooring, excellent views to Shaws Bridge.

BEDROOM (3): 11' 7" x 7' 8" (3.53m x 2.34m) Engineered wood flooring, excellent views across Shaws Bridge.



Outside

Extensive paved south facing patio area with excellent views across Shaws Bridge. Private car parking, accessed via electric gates. uPVC fascias and soffit boards.



Management company

Flat Management Services.

Service Charge

£84.50 per month.

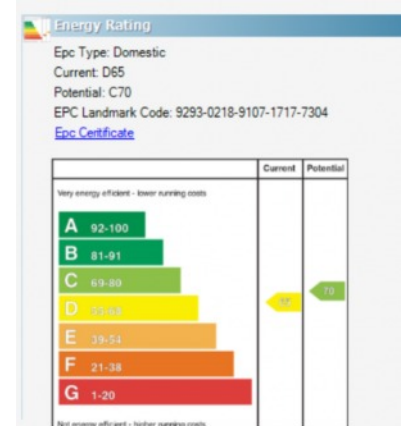


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

In gated development on Malone Road before Malone Meadows on left hand side.

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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.