



A superb, detached home which benefits from delightful, landscaped gardens. It is walking distance of Stranmillis Primary School and only a short drive from many other leading schools in the area, the Lagan Tow Path, YMCA day care and gym.

The interior has been well cared for and comprises; entrance sun room, cloaks/wc, lounge with feature fireplace, dining room, modern fitted kitchen. There are four good sized bedrooms and a family bathroom.

Externally the mature site has pleasant gardens which are landscaped and provide lawns, hedging, beds in shrubs and bushes and private south facing rear gardens. There is parking space to the front and an attached garage.

Super potential for a new family to enjoy in this fabulous location.

Offers Over
£479,950

5 Bladon Court,
Belfast,
BT9 5JP

Viewing by
appointment
through agent
028 9066 3030



- Superb detached Home in Ideal Stranmillis Location Close to the Primary School and Tow Path
- Conservatory Entrance
- Cloakroom/wc
- Good Sized Lounge with Feature Fireplace
- Separate Dining Room
- Modern Fitted Kitchen with Casual Dining Area
- Four Well Proportioned Bedrooms
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- South Facing Front Gardens with Well Stocked Beds, Private Rear Gardens, Driveway Parking and Attached Garage
- Super Location Close to Many Local Amenities in Stranmillis and Into the City Centre
- Priced to Allow for Some Modernisation and Updating

The Property Comprises:

Ground Floor

uPVC front door to . . .

CONSERVATORY/ENTRANCE HALL: 14' 0" x 13' 9" (4.27m x 4.19m) (at widest points).

Ceramic tiled floor, cornice ceiling, understairs storage.



CLOAKROOM/WC: Low flush wc, wash hand basin, ceramic tiled floor.



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LOUNGE: 23' 4" x 11' 1" (7.11m x 3.38m) (at widest points). Attractive mahogany fireplace with marble inset and hearth, gas coal effect fire, cornice ceiling.



DINING & SITTING ROOM: 15' 10" x 11' 10" (4.83m x 3.61m) (at widest points). Cornice ceiling, low voltage spotlights.



MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA: 15' 9" x 10' 9" (4.8m x 3.28m) (at widest points). Range of high and low level units, 1.5 bowl stainless steel single drainer sink unit, larder cupboard, integrated oven and hob with extractor fan over, integrated dishwasher, part tiled walls, ceramic tiled floor.



First Floor

LANDING: Cornice ceiling, hotpress.



BEDROOM (1): 12' 8" x 9' 6" (3.86m x 2.9m) (at widest points). Built-in wardrobes with mirrored doors, cornice ceiling.



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BEDROOM (2): 11' 0" x 9' 5" (3.35m x 2.87m)

BEDROOM (3): 11' 9" x 9' 0" (3.58m x 2.74m) (at widest points). Built-in wardrobes with mirrored doors.

BEDROOM (4): 11' 0" x 8' 5" (3.35m x 2.57m) Built-in wardrobes, cornice ceiling.



MODERN BATHROOM: Comprising low flush wc, vanity unit with wash hand basin, panelled bath, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, heated towel rail, low voltage spotlights.



Outside

INTEGRAL GARAGE: 15' 11" x 9' 9" (4.85m x 2.97m) (at widest points). Space for freezer, power and light.

BOILER HOUSE: Gas fired boiler, space for tumble dryer.

South facing, private front garden in lawns, bushes and shrubs.



Location:

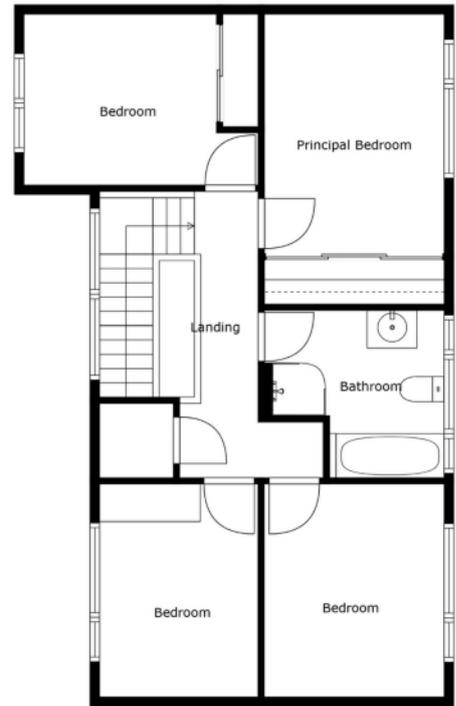
Off Malone Road into Bladon Drive and at T-junction turn right into Bladon Court, adjacent to Lagan Meadow.

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Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

Epc Type: Domestic

Current: D62

Potential: D68

EPC Landmark Code:

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	62	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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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