



This attractive detached home is situated on a delightful, mature, corner site in the most sought after Malone location. The property offers well-proportioned accommodation which has been priced to allow for modernisation and updating. It comprises of two reception rooms, kitchen, three bedrooms and a bathroom with separate wc. The property is perfectly complemented by private south facing gardens, driveway parking and two separate garages with dual access from both Rosemary Park and Dorchester Park.

Convenient to many local amenities including the Lisburn Road this home is sure to appeal to a wide range of prospective purchasers including young families and downsizers.

Offers Over
£395,000

36 Rosemary Park,
Malone Road,
BELFAST,
BT9 6RG

Viewings strictly by
appointment
through agent
028 9066 3030

- Attractive detached family home in need of modernisation and updating
- Large living room with fireplace
- Fitted kitchen
- Separate dining room
- Downstairs cloakroom/wc
- Three well-proportioned bedrooms
- Bathroom and separate wc
- Gas central heating/double glazed windows
- South facing mature rear gardens laid in lawns with beds, shrubs and flowers
- Driveway parking/two separate garages with dual access from Rosemary Park and Dorchester Park
- Convenient to many local amenities including shops, restaurants, cafes, public transport and local schools in Malone locality
- Priced to allow for modernisation and updating



The Property Comprises:

Ground Floor

Hardwood glazed front door to:

RECEPTION HALL: Stained glass side light, cornice ceiling

DOWNSTAIRS W.C.: White suite comprising low flush wc, wash hand basin. Cloaks area.

DINING ROOM: 11' 9" x 11' 2" (3.58m x 3.4m) Mature outlook to front.



LIVING ROOM: 19' 10" x 11' 1" (6.05m x 3.38m) Dual aspect windows. PVC double glazed French doors to rear garden with mature outlook. Pine surround fireplace with gas coal effect fire, cast iron and tiled inset, tiled hearth. Cornice ceiling.



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KITCHEN: 15' 10" x 8' 5" (4.83m x 2.57m) Range of high and low level units, laminate work surfaces, space for cooker, extractor fan above, plumbed for washing machine, single drainer one and a half bowl sink unit, mixer taps, ceramic tiled floor, part tiled walls, built-in breakfast bar with ample dining space. Dual aspect windows, uPVC double glazed access door to rear garden.



First Floor Return

Feature stained glass window.



First Floor

LANDING: Stained glass window. Hotpress with Worcester gas fired boiler, built-in shelving.

BEDROOM (1): 13' 2" x 11' 4" (4.01m x 3.45m) Dual aspect windows.



BEDROOM (2): 11' 2" x 11' 2" (3.4m x 3.4m) Outlook to front. Built-in shower cubicle with tiled splashback, built-in chrome shower unit. Built-in cupboard.



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BEDROOM (3): 8' 9" x 6' 4" (2.67m x 1.93m) (at widest points). Mature outlook to rear garden.



BATHROOM: Coloured suite comprising low flush wc, pedestal wash hand basin, panelled bath, fully tiled walls, pine tongue and groove ceiling, low voltage spotlights.



Outside

Driveway access off Dorchester Park.

Front garden laid in lawns.

Mature south facing rear garden with excellent degree of privacy with raised timber deck area ideal for barbecuing and outdoor entertaining. Mature shrubs, plants and flowerbeds. Excellent opportunity to extend subject to usual planning consents.

GARAGE (1): 17' 5" x 10' 9" (5.31m x 3.28m) Up and over door.

Side gardens laid in lawns with mature shrubs.

Driveway (2) accessed off Rosemary Park to:

GARAGE (2): 18' 5" x 9' 1" (5.61m x 2.77m) Up and over door, power and light.

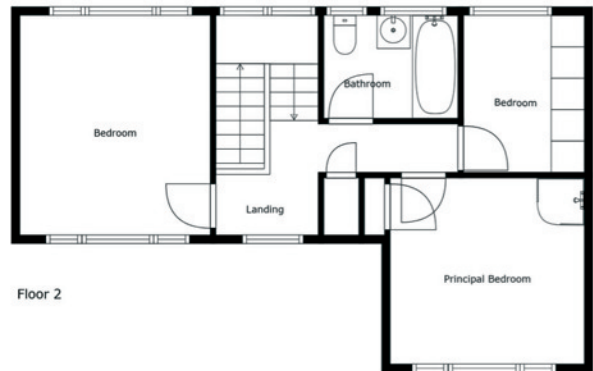
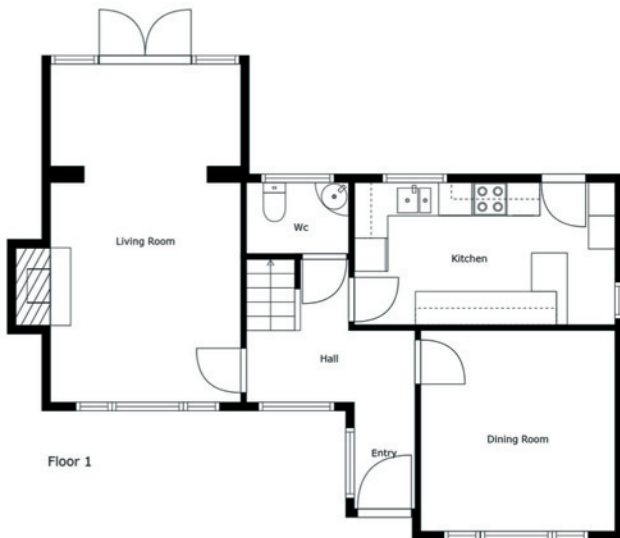


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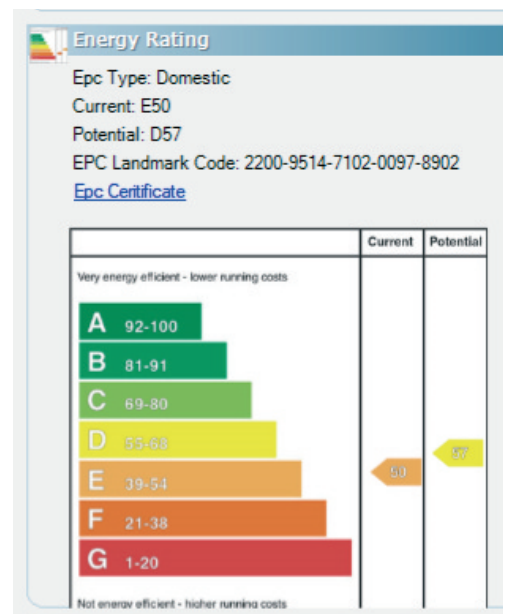
Location:

Heading out of Belfast on Malone Road, Rosemary Park is on the right hand side before the House of Sport roundabout.



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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