



Duplex apartment in Marlborough Park South, Malone within walking distance of the Lisburn Road and all the amenities it has to offer. The apartment is finished to a high level of specification throughout and careful thought has been given to the layout and presentation.

The property comprises; entrance hall with cloakroom/wc, spacious lounge with bay window and feature fireplace. There is a delightful open plan living/dining area and modern fitted kitchen with range of integrated appliances. On the lower level there are two good sized bedrooms, one with ensuite and a garden room to enjoy on sunnier days and a study/home office and main shower room.

Ready for any new buyer to move in this convenient apartment offers the opportunity to just move in and enjoy.

Offers Over
£295,000

50 Marlborough Park
South,
BELFAST,
BT9 6HS

Viewing by
appointment
through agent
028 9066 3030



- Duplex Apartment in Gated Development
- Own Door Access
- Entrance Hall
- Delightful Lounge with feature Fireplace and Bay Window
- Further Living/ Dining Room • Modern Fitted Kitchen with Range of Integrated Appliances
- Two Good Sized Bedrooms with Dressing Area and Ensuite Shower Room and Garden Room
- Home Office
- Gas Heating / Double Glazed Windows
- One Car Parking, 2 Visitor Spaces & Surrounding Communal Gardens
- Ideal Location Walking Distance of Lisburn Road Amenities and Into the City Centre

The Property Comprises:

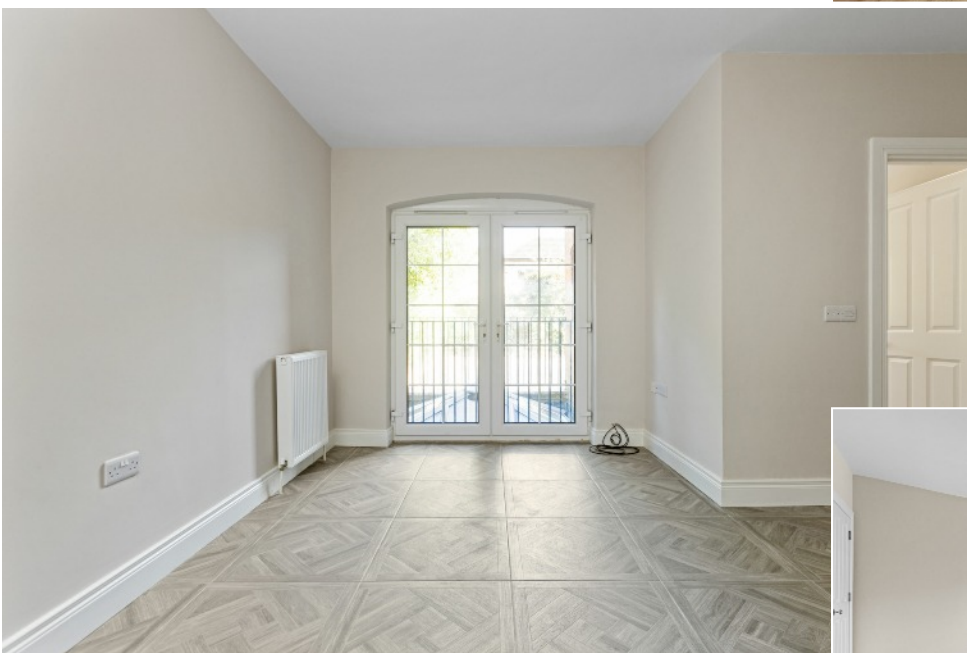
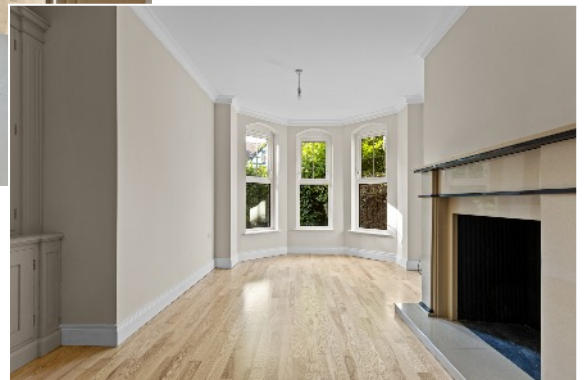
Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Ceramic tiled floor, cornice ceiling, low voltage spotlights.

CLOAKROOM/WC: Low flush wc, wash hand basin, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

LIVING/DINING ROOM: 17' 3" x 15' 2" (5.26m x 4.62m) (at widest points). Wooden floor, uPVC doors to faux balcony.



MODERN FITTED KITCHEN: 12' 6" x 7' 9" (3.81m x 2.36m) Range of high and low level unit, work surfaces, 1.5 bowl single drainer sink unit, integrated oven and hob, gas boiler, integrated Indesit dishwasher, integrated fridge freezer, integrated Indesit washing machine, part tiled walls, ceramic tiled floor, low voltage spotlights, door and glazing to rear.



Lower Level

HALL:

HOME OFFICE: 14' 2" x 8' 7" (4.32m x 2.62m) (at widest points).

BEDROOM (1)/DRESSING ROOM: 18' 4" x 12' 5" (5.59m x 3.78m) uPVC door to composite deck, built-in robes.





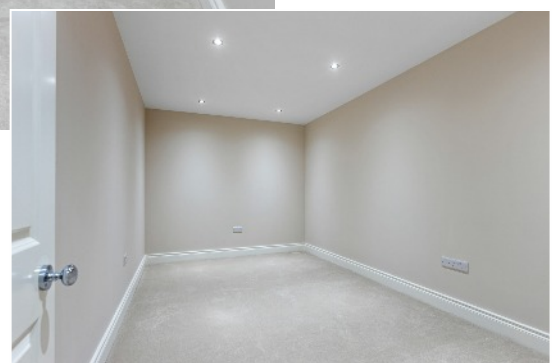
ENSUITE SHOWER ROOM: 10' 2" x 7' 3" (3.1m x 2.21m) White suite comprising low flush wc, fully tiled shower cubicle, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 9' 9" x 9' 0" (2.97m x 2.74m)

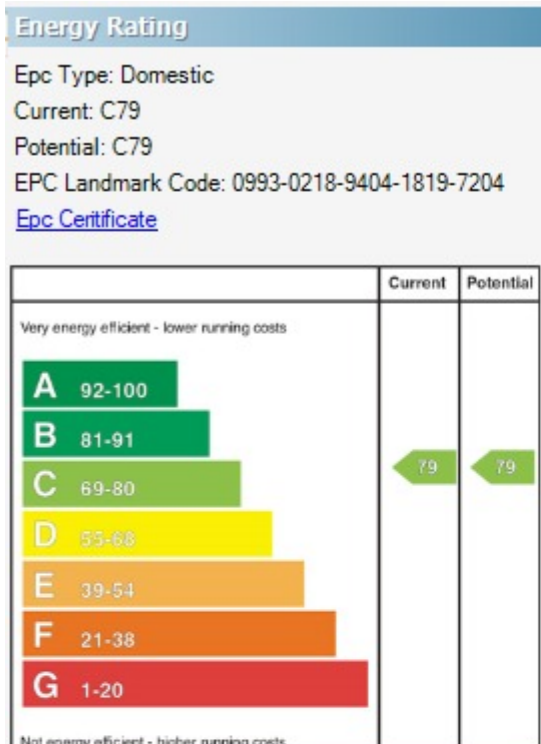




Location:

Marlborough Park is on the left hand side of the Lisburn Road heading out of the City, left at the Chelsea Wine Bar

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www.templetonrobinson.com



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