

TEMPLETON
ROBINSON



14 Bristow Park,
Belfast,
BT9 6TH

Offers Over
£1,150,000

Viewing by
appointment with
& through agent
028 90 663030



This most attractive family residence occupies a quite superb, generous, south facing site with beautiful mature gardens within one of Malone's most sought after parks. The location is convenient to many amenities including, many leading schools, transport links and excellent shopping facilities on the Lisburn Road.

The property has been extensively refurbished and extended to the rear.

Of particular note is the stunning fully fitted kitchen which opens into ample living/dining space with bespoke floor to ceiling glass sliding doors to rear garden, with plenty of space to relax, entertain and dine. It is an ideal focal point for modern living.

Deceptively spacious with a superb finish throughout, we would strongly recommend internal viewing at your earliest convenience.



- A superb family home recently modernised and extended to circa 4,900 sq ft. Occupying a mature south facing rear garden in popular treelined Park
- Double hardwood front doors to spacious reception hall with panelled walls and feature stained glass wine store below stairs
 - Large living room with open fire
- Magnificent large open plan kitchen with quartz stone worktops integrated appliances & feature island unit
- Open to ample dining area with mature outlook to rear garden open plan to snug/casual dining area with oil fired AGA
- Sliding doors to dining room with picture window overlooking garden additionally opening to living room with oak fireplace
 - Fitted pantry off kitchen leading to large utility room
 - Ground floor office/study
- Five double bedrooms to the first floor including luxurious principal suite with walk in dressing room and en suite shower room
 - Bedroom 2 also with en suite shower room. Large family bathroom
- Excellent size second floor accommodation comprising of large bedroom with separate spacious living room/ games room
- Gas fired centre heating with ground floor under floor heating with the exception of two reception rooms double glazed windows
 - Tarmac driveway with ample parking to front
- Delightful private south facing rear garden laying lawns with extensive paved patio area ideal for BBQ and outdoor entertaining
 - Purpose built garden store and restored summer house
- Extremely convenient to a host of amenities including shops, Barnetts Park, Lagan and Tow Path and leading primary grammar schools

The Property Comprises:

Ground Floor

Hardwood, double front doors with glazed inset, glazed arch top light to . . .

RECEPTION PORCH: Ceramic tiled floor, composite glazed door and side glass panels to . . .

RECEPTION HALL: Porcelain tiled floor, bespoke built-in cupboards with excellent storage, square archway through to . . .

INNER HALLWAY: Porcelain tiled floor, low-voltage spotlights.

DOWNSTAIRS W.C.: White suite comprising high flush WC, vanity unit, tiled splash back, porcelain tiled floor, extractor fan, low-voltage spotlights.

Cloaks area and wine store, walk-in pantry.

LIVING ROOM: 16' 0" x 13' 3" (4.88m x 4.04m) Mahogany surround fireplace with cast iron and tiled inset, granite hearth, open fire.



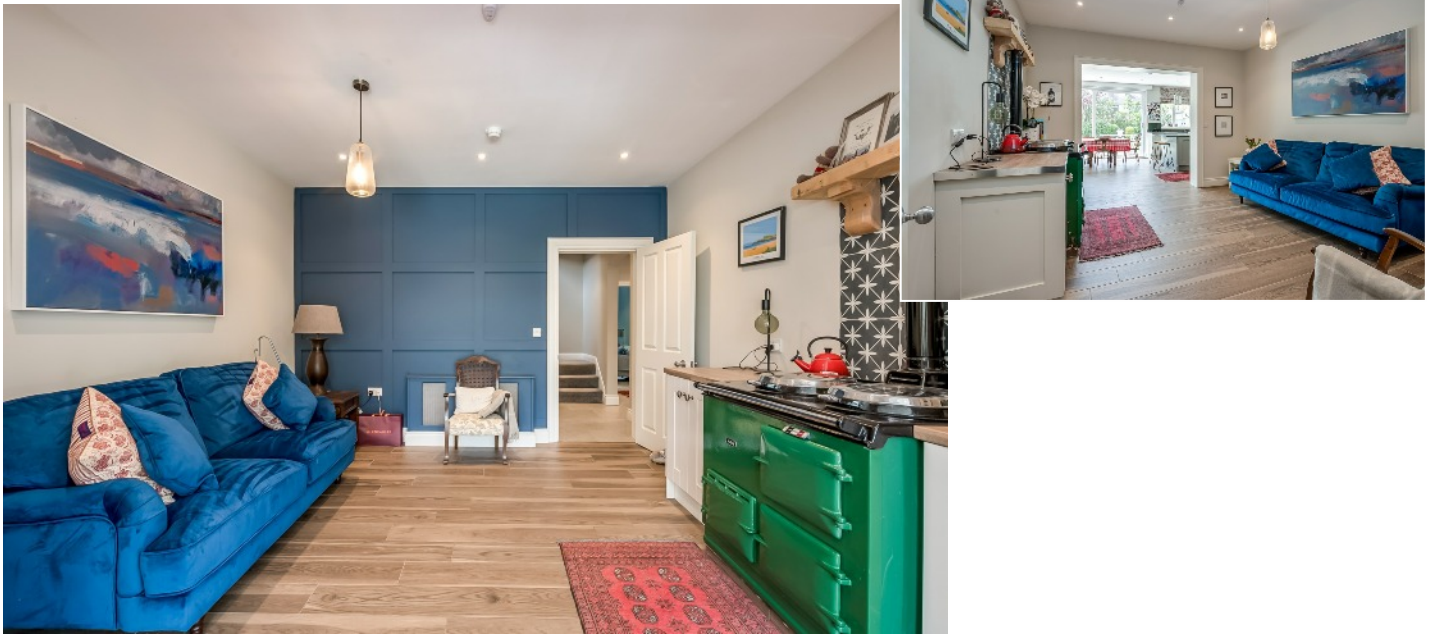
FAMILY ROOM/DINING ROOM: 29' 1" x 16' 7" (8.86m x 5.05m) Mahogany surround fireplace, cast iron inset, slate hearth, open fire, low-voltage spotlight, square archway through to dining area with wood grain effect ceramic tiled floor, picture window to rear garden. Sliding doors to kitchen.



MODERN FULLY FITTED KITCHEN: 23' 4" x 14' 1" (7.11m x 4.29m) Range of high and low level units, quartz stone worktops with built-in high level double Neff oven, integrated fridge and freezer, integrated five ring gas hob with quartz stone splash back, extractor fan above, double sink unit with mixer taps, integrated dishwasher, outlook to rear garden, large breakfast island with quartz stone worktops, built-in breakfast bar, open to ample dining area, low voltage spotlights, uPVC double glazed sliding door to rear garden,



SNUG: 12' 6" x 12' 3" (3.81m x 3.73m) Wood grain ceramic tiled floor, built-in oil fired AGA with two ring and electric hobs, electric ovens, laminate worktops, built-in low level units, wood panel walls.



PANTRY/BOOTROOM: 12' 0" x 7' 10" (3.66m x 2.39m) Porcelain tiled floor, laminate worktops, low level units, built-in shelving, large built-in cupboards, low voltage spotlights, access through to . . .

UTILITY ROOM: 16' 1" x 9' 7" (4.9m x 2.92m) Range of low level units, laminate work surfaces, stainless steel single drainer sink unit, mixer tap, plumbed for washing machine, porcelain tiled floor, uPVC double glazed access door to side, low voltage spotlight, skylights,

STUDY: 9' 7" x 8' 9" (2.92m x 2.67m) Low voltage spotlights, outlook to front.

First Floor

LANDING: Airing cupboard with built-in shelving and built-in warm flow pressurized water cylinder, additional storage under staircase.

PRINCIPAL BEDROOM: 17' 5" x 13' 9" (5.31m x 4.19m)



WALK-IN DRESSING ROOM: 18' 0" x 7' 8" (5.49m x 2.34m)

ENSUITE SHOWER ROOM: White suite comprising, low flush wc, vanity unit, chrome mixture tap, tiled splashback, built-in double shower cubicle with chrome overhead shower unit, tiled splashback, ceramic tiled floor, chrome heated towel rail, low voltage spotlight, extractor fan.



BEDROOM (2): 13' 9" x 12' 10" (4.19m x 3.91m)

ENSUITE SHOWER ROOM: White suite comprising, low flush wc, floating wash hand basin, chrome mixture tap, tiled splashback, built-in shower cubicle with chrome overhead shower unit, ceramic tiled floor, extractor fan, low voltage spotlight, chrome heated towel rail.



BEDROOM (3): 15' 10" x 12' 1" (4.83m x 3.68m) Access to walk-in dressing room, plumbing for ensuite facilities.



BEDROOM (4): 12' 9" x 12' 1" (3.89m x 3.68m)

BEDROOM (5): 15' 7" x 13' 6" (4.75m x 4.11m)

Outlook to front.



BATHROOM: Luxurious family bathroom comprising panelled bath with retractable telephone hand shower, low flush wc, pedestal wash hand basin, chrome heated towel rail, Treverk almond tiled floor, fully tiled shower cubicle with drencher shower head.



Second floor

GAMES ROOM/HOME OFFICE: 20' 0" x 15' 9" (6.1m x 4.8m) Velux window, hatch to roofspace, access to . . .

ADDITIONAL BEDROOM/TEENAGER'S DEN: 28' 8" x 15' 9" (8.74m x 4.8m) Two Velux windows, large storage cupboard.

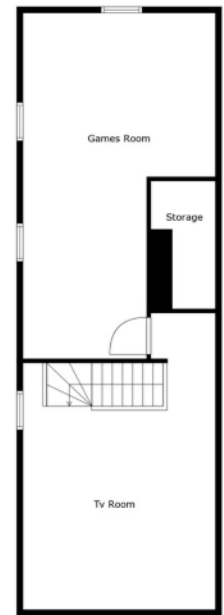
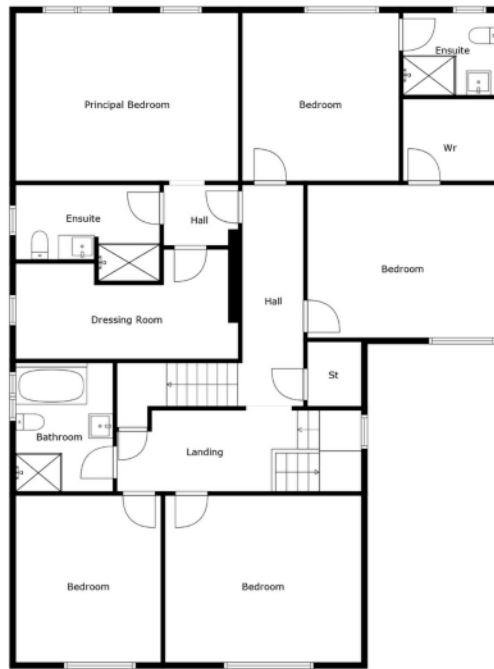
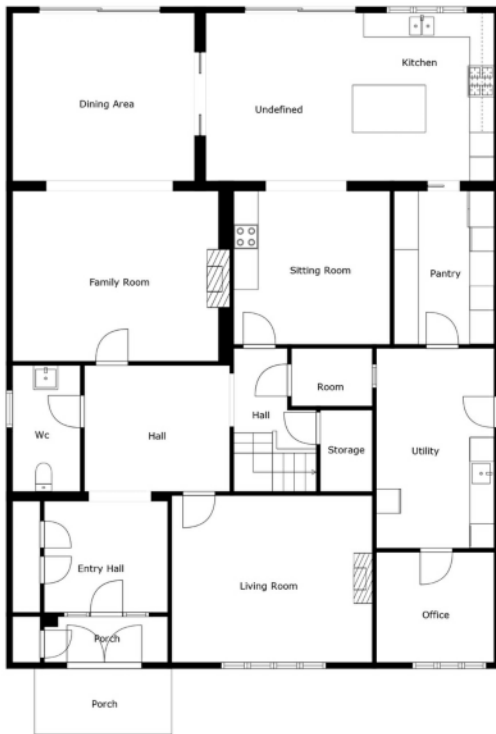


Outside

South facing rear garden, laid in lawn with raised paved patio area, ideal for barbecuing and outdoor entertaining, excellent degree of privacy, beautiful array of shrubs and flower beds, summer house, side area with enclosed concealed oil fired boiler, oil fired tank. Outbuilding with excellent storage, tarmac driveway with ample parking to front, with Tobermore granite curbing. Front garden laid in lawns with mature trees and shrubs, uPVC fascias and soffits.

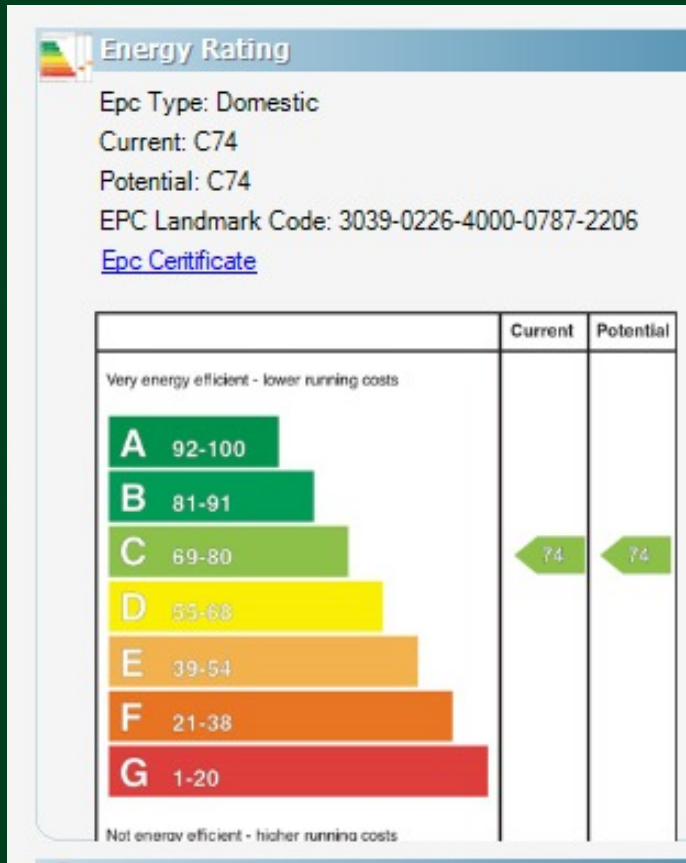






Sizes And Dimensions Are Approximate. Actual May Vary.

Telephone 028 9066 3030
www.templetonrobinson.com



Location:

From House of Sport roundabout on Upper Malone Road Bristow Park is the second on the right.

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

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