



This spacious, detached bungalow is situated on a beautifully, mature site with excellent gardens in lawns with well stocked beds in shrubs, bushes and trees and a large timber sun terrace. The accommodation is bright and spacious and comprises; entrance hall with cloakroom/wc, lounge open plan to dining room with doors to conservatory, modern fitted kitchen with casual dining and separate snug. There are four well proportioned bedrooms, ensuite shower room and additional wet room.

Well cared for by the current owners throughout and ready for a new buyer to add their own stamp. In addition the property benefits from double glazed windows, gas fired central heating, an attached garage, and superb landscaped, south facing gardens to side.

We are confident that prospective purchasers will be suitably impressed on an internal inspection.

Offers Over  
£509,950

2 Malone View Crescent,  
Belfast,  
BT9 5PL

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Viewing by  
appointment  
through agent  
028 9066 3030



- Spacious Detached Bungalow on Delightful Corner Site with Surrounding Landscaped Gardens and Extensive Patio Area
- Entrance Porch and Spacious Entrance Hall
- Lounge with Ormate Fireplace Open Plan to Dining Room
- Modern Fitted Kitchen with range of Integrated Appliances and Casual Dining Area
- Everyday Snug
- Large Conservatory and Access to Landscaped Gardens
- Four Well Proportioned Bedrooms, One with Ensuite
- Wet Room and Modern Bathroom
- Gas Heating / uPVC Double Glazed Windows
- Well Presented Throughout by the Owners, Bright Spacious and Homely Feel
- Driveway parking for Several Cars, Attached Garage
- Extremely Convenient with a Host of Amenities Close By Including Shops, Transport, Barnetts Park & Towpath

The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE PORCH: Ceramic tiled floor.



Glazed doors to:

ENTRANCE HALL: Wood floor, cornice ceiling, ceiling rose, airing cupboard, cloaks cupboard.



MODERN FITTED KITCHEN/DINING AREA: 22' 5" x 10' 3" (6.83m x 3.12m) (at widest points).

Range of high and low level units, granite work surfaces and drainer, range cooker and five ring gas hob, stainless steel extractor fan over, American fridge/freezer, washing machine and dryer, part tiled walls, uPVC door to rear. Cornice ceiling and ceiling rose.



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LOUNGE: 16' 9" x 13' 6" (5.11m x 4.11m) (at widest points). Omate fireplace with tiled inset and slate hearth, cornice ceiling, ceiling rose, wood floor.



Open plan to:

DINING ROOM: 12' 5" x 10' 11" (3.78m x 3.33m) Wood floor, cornice ceiling, ceiling rose.



Doors and glazing to:

CONSERVATORY: 19' 6" x 10' 6" (5.94m x 3.2m) (at widest points). Ceramic tiled floor, uPVC door to rear.



Door and glazing to:

SNUG: 13' 3" x 9' 11" (4.04m x 3.02m) (at widest points). Wood floor.



INNER HALLWAY: Wood floor.

BEDROOM (1): 17' 7" x 10' 11" (5.36m x 3.33m) Laminate wood effect floor.



ENSUITE BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, corner panelled bath with telephone hand shower, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, heated towel rail, low voltage spotlights. Extractor fan.

BEDROOM (2): 13' 4" x 11' 11" (4.06m x 3.63m) Laminate wood effect floor, range of robes and storage.



BEDROOM (3): 10' 4" x 8' 10" (3.15m x 2.69m) (at widest points). Laminate wooden floor, built-in robes with mirror fronted sliding doors.

BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle, vanity unit and wash hand basin, corner panelled bath with telephone hand shower over, laminate wood effect floor, part tiled walls, low voltage spotlights.



WET ROOM: uPVC sheeted shower.

First Floor

LANDING: Study area, Velux window, storage into eaves.



BEDROOM (4): 21' 1" x 10' 1" (6.43m x 3.07m) Velux window.

Outside

Tarmac driveway parking for several cars to:

ATTACHED GARAGE Up and over door.

Landscaped front gardens in beds with pebbles, bushes and shrubs, mature hedging offering privacy.

Delightful south facing composite patio area, lawns and well-stocked beds in shrubs and bushes, hedging for privacy.



## Location:

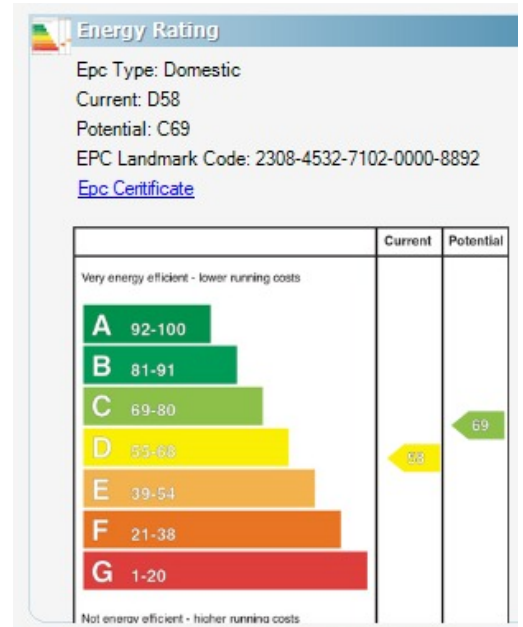
Off Upper Malone Road after Dub Stores and Malone Heights on left hand side before Finaghy Road South.



Floor 1

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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