

TEMPLETON
ROBINSON



20 Maryville Park,
Belfast,
BT9 6LN

Offers Over
£695,000

Viewing by
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028 90 663030





This attractive and imposing detached family home is situated in this much sought after residential location just off the prestigious Malone Road.

Noted in Paul Lamour's book - Architectural Heritage of Malone - as being a good example of fine architecture the property has been enhanced by an architecturally designed large extension. This results in a home that is traditional and in keeping on the exterior but which benefits from creative modern space in the interior.





- Extended Detached Villa with Generous Gardens Ideal for Children
- Drawing Room, Dining Room and Family Room
- Living Kitchen/Breakfast Room Open Plan to Split Level Living Room
- Rear Hallway with Built-in Cupboards & Utility Room
- 5 Bedrooms and Study, 2 Ensuite and Main Bathroom
- Double Glazed Window frames to the Rear
- Gas Fired Central Heating (New Boiler)
- Re-roofed 2007
- Enclosed and Secluded Gardens to Rear with Patio and BBQ Areas

The Property Comprises:

Ground Floor

HARDWOOD FRONT DOOR:

ENTRANCE PORCH:

ENTRANCE HALL: Cloaks cupboard, oak strip, cloakroom, low flush suite.

DRAWING ROOM: 17' 6" x 15' 10" (5.33m x 4.83m) (into bay) Sanded and varnished floorboards, cornice ceiling, marble fireplace, tiled inset and hearth, gas coal effect fire.

DINING ROOM: 16' 2" x 11' 10" (4.93m x 3.61m) Sanded and varnished floorboards, marble fireplace, tiled inset and hearth.

FAMILY ROOM: 17' 7" x 12' 0" (5.36m x 3.66m) 2 sets of double doors to patio, oak strip floor.

Lower Level

LIVING ROOM: 32' 10" x 13' 10" (10.01m x 4.22m) Sanded and varnished floorboards, glazed square bay window, attractive slate fireplace, tiled inset and hearth, built-in shelves. Open plan to . .

RAISED KITCHEN AND DINING AREA: Full range of high and low level units, granite worktops, Tecknik stainless steel range cooker, 5 ring gas hobs, stainless steel extractor hood, integrated dishwasher, 1.5 bowl stainless steel sink unit set in granite, American style fridge freezer. Door to rear.

REAR HALLWAY: Door to front, range of built-in cupboards and storage cupboard, storage cupboard, slate tiled floor.

UTILITY ROOM: 10' 0" x 7' 0" (3.05m x 2.13m) Full range of high and low level units, solid woodblock worktops, Belfast style sink set into worktop, slated tiled floor.

Oak staircase to . .

First Floor

GALLERY LANDING:

SEPARATE WC: Low flush wc, hotpress with storage cupboard.

MASTER BEDROOM: 18' 0" x 11' 9" (5.49m x 3.58m) Vaulted ceiling, range of built-in robes.

Double doors to Juliette balcony.

ENSUITE: Pedestal wash hand basin, low flush wc, heated towel rail, corner shower cubicle, Velux window.

BEDROOM (2): 13' 10" x 11' 10" (4.22m x 3.61m) Double doors to balcony.

ENSUITE: Pedestal wash hand basin, low flush wc, fully tiled shower cubicle, Redring shower, ceramic tiled floor.

BEDROOM (3): 15' 4" x 8' 9" (4.67m x 2.67m) Laminate wood effect floor, fireplace.

BEDROOM (4): 11' 10" x 11' 5" (3.61m x 3.48m) Sanded and varnished floorboards.

BATHROOM: Roll top bath, telephone hand shower, heated towel rail, low flush wc, fully tiled shower cubicle.

BEDROOM (5): 16' 3" x 12' 3" (4.95m x 3.73m) Built-in robes, fireplace.

STUDY: 8' 5" x 7' 9" (2.57m x 2.36m) Laminate wood effect floor, built-in cupboards.









Outside

2 raised paved patio areas. Mature and secluded rear garden in lawns, trees and shrubs, storage.

Location:

Off Malone Road just after St John's Church.

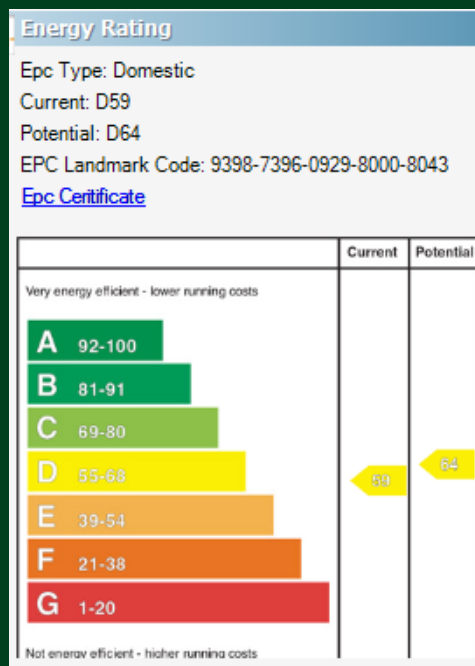
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