



64 Marlborough Park Central, Belfast, BT9 6HN

Price Guide £450,000

This beautiful semi-detached home is situated in one of Malone's most popular locations. With many period features in place, the property offers character and charm throughout. Close to the many social, cultural & educational amenities offered by the surrounding area, this property has been refurbished, extended and modernised to a high standard. Ideal for the growing family, the accommodation is bright and spacious throughout, comprising front lounge, living room, contemporary fitted kitchen, an unique extended living / dining room with bi-folding doors to south facing rear, utility & downstairs W.C. On the first & second floors there are four excellent bedrooms and family bathroom suite with bath and walk in shower. Externally there is a landscaped south facing garden to rear and spacious paved garden area to front. Gas fired central heating & PVC double glazing are both in place. Internal viewing is highly recommended.

- Beautifully Presented Extended Semi-Detached Home
- Contemporary Fitted Kitchen / Utility Room
- Modern Bathroom Suite With Bath & Walk In Shower / Downstairs W.C
- Gas Fired Central Heating / PVC Double Glazing
- Leading Pre & Post Primary Schools Close By Along With Excellent Transport Links
- Three Excellent Reception Rooms Including Extended Living / Dining Room With Bi-Folding Doors To Enclosed Garden
- Four Generous Bedrooms (Two With Built In Robes)
- Landscaped South Facing Garden, Paved Front
- Within Walking Distance To The Shops, Restaurants & Cafes Of The Lisburn Road

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
EU Directive 2002/91/EC

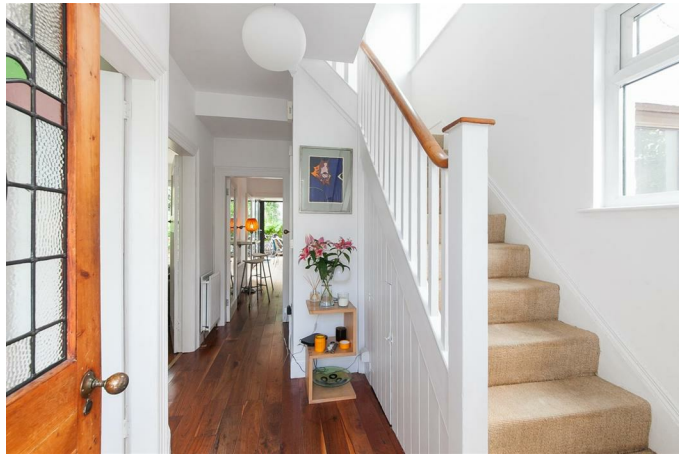
THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

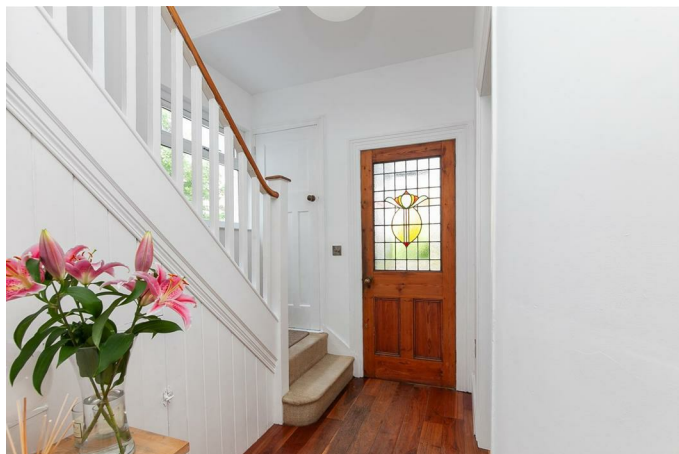
ENTRANCE

Hardwood front door to reception porch. Tiled floor. Hardwood door with attractive stain glass.

RECEPTION HALL



Solid wood floor. Storage under stairs. Cloakroom.



LOUNGE 12'9" x 12'5" (3.9 x 3.8)



Bay window. Feature fireplace with gas fire inset & wood surround. Solid wood floor.

LIVING 15'5" x 11'9" (4.7 x 3.6)



Feature fireplace with gas fire inset & wood surround. Solid wood floor. Double PVC doors to rear garden.

KITCHEN 13'9" x 9'2" (4.2 x 2.8)



Range of high and low level units, integrated dishwasher, 1.5 stainless steel sink unit with drainer & mixer tap, recessed spotlighting. Solid wood floor.



UTILITY 6'6" x 4'11" (2.0 x 1.5)

Plumbed for washing machine & tumble dryer. Gas fired boiler.

EXTENDED LIVING / DINING 15'8" x 14'1" (4.8 x 4.3)



Contemporary living / dining space with bi-folding patio doors to enclosed rear. Velux windows. Solid wood floor. Recessed spotlighting.



W.C

Low flush W.C, pedestal wash hand basin.

ON THE FIRST FLOOR

BEDROOM ONE 15'8" x 11'9" (4.8 x 3.6)



Fireplace, sliding wardrobe.

BEDROOM TWO 11'9" x 10'9" (3.6 x 3.3)



Fireplace, sliding wardrobe.

BEDROOM THREE 8'10" x 7'10" (2.7 x 2.4)



BATHROOM



Contemporary white suite comprising bath, fully tiled walk in shower, pedestal wash hand basin, low flush W.C, recessed spotlighting, wood floor.



ON THE SECOND FLOOR

Access to excellent storage.

BEDROOM FOUR 11'9" x 11'1" (3.6 x 3.4)



Velux window.

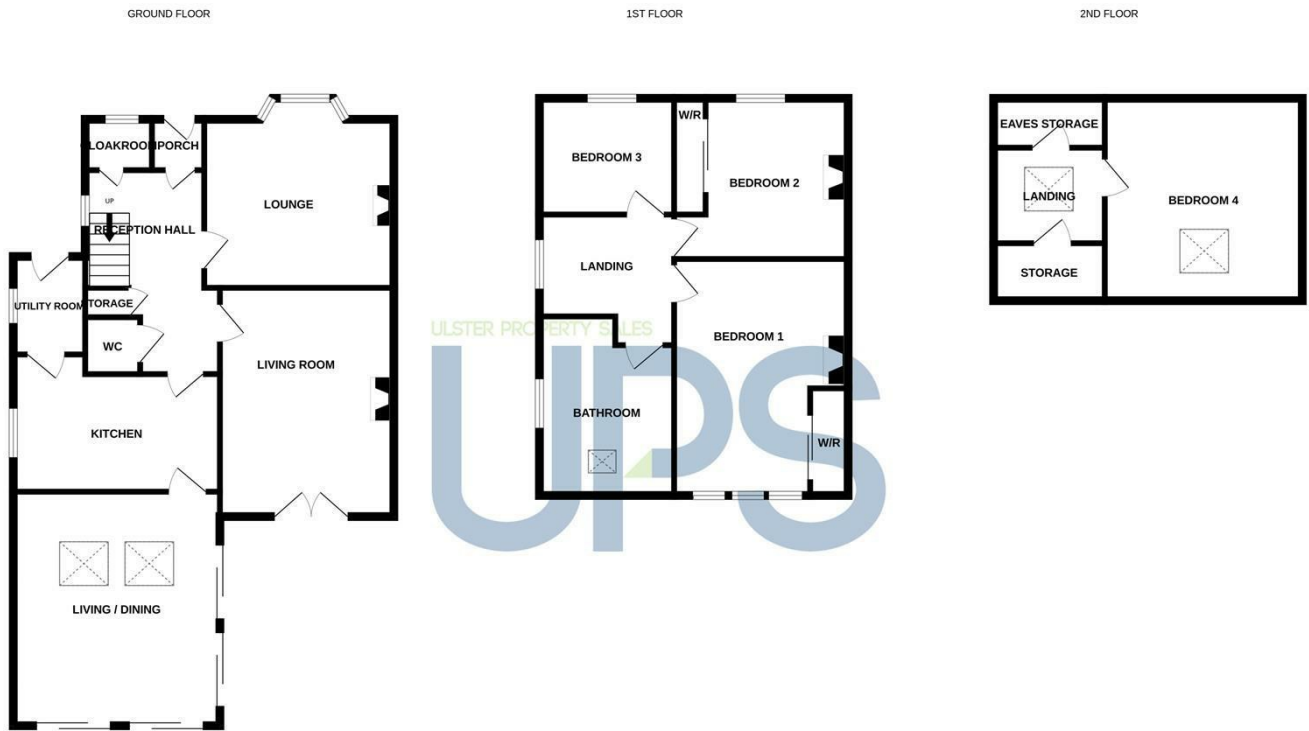
OUTSIDE



Beautifully landscaped south facing garden to rear with decking. Paved front garden.

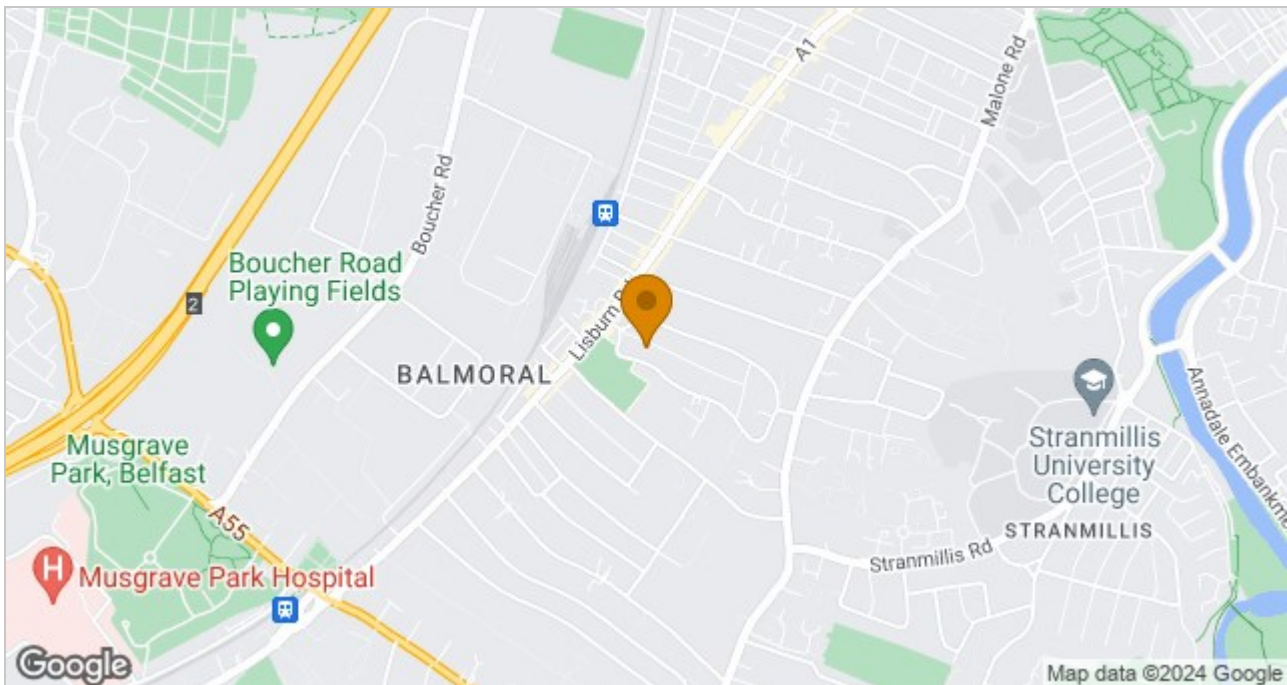


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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