



This superb ground floor apartment in a magnificent Victorian Residence, converted into 3 apartments, has retained many of the features associated with a property of this era, including sash windows, cornice ceilings and parquet flooring.

Situated in a much sought after, prestigious tree lined park, this tasteful and well presented apartment benefits from a very bright south facing living room, master bedroom with shower room ensuite, as well as a further two bedrooms, one of which is currently used as a dining room. In addition, the apartment has a detached garage together with a south facing, front garden and enclosed patio.

Within walking distance of local shops, stylish wine bars and cafes on the Lisburn Road, this comfortable apartment is certain to have wide appeal.

Offers Over
£325,000

32A Cadogan Park,
Malone,
Belfast,
BT9 6HH

Viewing by
appointment with
& through agent
028 9066 3030



- Bright and spacious Ground Floor Apartment within Victorian Residence
- Bright and Spacious South Facing Living Room with Parquet Flooring
- Separate Dining Room or Bedroom 3
- Modern fitted Kitchen with Range of Built-in Appliances - Double Doors to Rear Patio Gardens
- 2 Bedrooms, Master Bedroom with Ensuite Shower Room
- Oil Fired Central Heating/Original Sash windows
- Beautifully Maintained Enclosed Front Gardens in Lawns
- Detached Garage
- Extremely Sought After and Convenient Location within Walking Distance of Local Shops and Restaurants on the Lisburn Road

The Property Comprises:

Ground Floor

Hardwood communal entrance door to . . .

COMMUNAL ENTRANCE PORCH:

COMMUNAL RECEPTION HALL: Front door to . . .

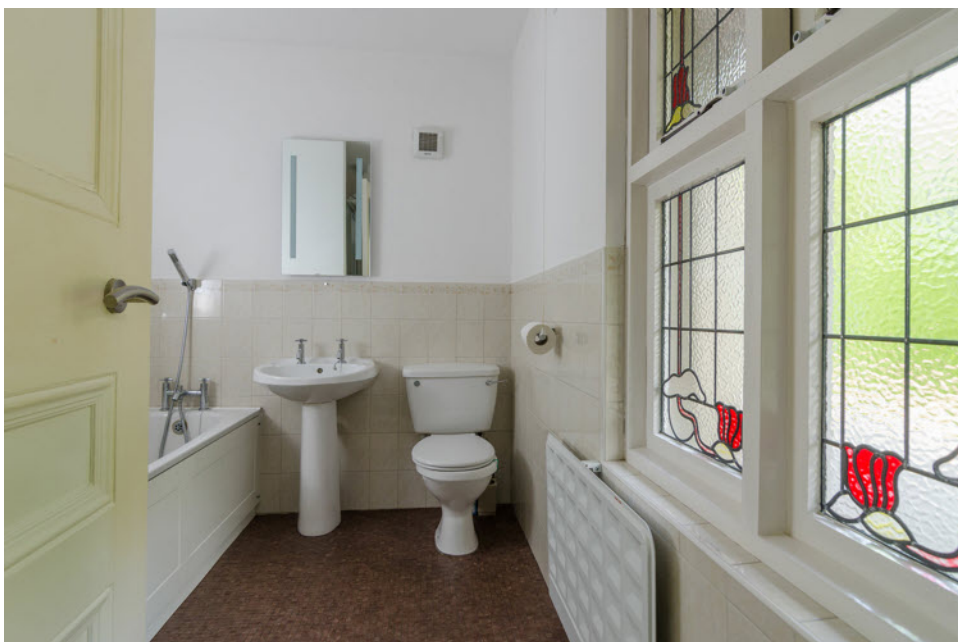
APARTMENT 32A

ENTRANCE HALL: Feature leaded glass window, cornice ceiling, picture rail, intercom and alarm system.

LIVING ROOM: 17' 9" x 17' 4" (5.41m x 5.28m) Cornice ceiling, ceiling rose, picture rail, parquet floor, tiled fireplace with carved wooden surround.



BATHROOM: White suite comprising panelled bath, tiled shower cubicle with electric shower, pedestal wash hand basin, low flush wc, heated towel rail, feature leaded glass window.



DINING ROOM OR BEDROOM (3): 17' 10" x 13' 7" (5.44m x 4.14m) Cornice ceiling, ceiling rose, picture rail, tiled fireplace, feature wooden surround.

KITCHEN: 15' 4" x 10' 9" (4.67m x 3.28m) Extensive range of high and low level units, single drainer stainless steel 1.5 bowl sink unit, Neff oven, 4 ring ceramic hob, extractor hood, plumbed for washing machine, integrated dishwasher, part tiled walls, low voltage spotlights, integrated fridge/freezer. Feature stained glass windows. Door to rear yard, door to rear garden.



BEDROOM (1): 12' 9" x 11' 2" (3.89m x 3.4m) Ceiling rose, cornice ceiling, picture rail, original oak fireplace with tiled inset.



Leading to . . .

CONCEALED ENSUITE SHOWER ROOM: Shower tray with electric shower unit, pedestal wash hand basin, low flush wc, heated towel rail, part tiled walls.



BEDROOM (2): 17' 6" x 14' 4" (5.33m x 4.37m) Double built-in robe, walk-in storage cupboard.



Outside

REAR YARD: Boiler house, oil fired boiler, door to . . .

ATTACHED GARAGE 19' 2" x 8' 7" (5.84m x 2.62m) Oil t



Management company

Flat rentals.

Service Charge

£50 per month to cover block insurance, communal area for cleaning and electric.

Location:

From Queens University continue up Malone Road, Cadogan Park is on right hand side after Adelaide Park.



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Getting You **Best** Price



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