



Offers Over:
£725,000

Viewing: By appointment through agent



**49 Marlborough Park South,
Malone,
Belfast,
BT9 6HR**

028 9068 2777
contact@pinpointproperty.co
m pinpointproperty.com

- Magnificent extended Victorian semi detached family home
- High standard of finish through out
- Drawing Room, Living Room, Morning Room
- Modern Kitchen with extensive range of high and low level units
- Ground floor WC
- Five bedrooms and a study
- Deluxe family bathroom
- Gas fired central heating, restored sash windows
- Large detached garage with office/ consulting room above
- Excellent south facing garden and patio

OUTSIDE

Double entrance gates with pebbled driveway and front garden beds in bark with mature planting. Secluded raised paved patio area and south facing rear gardens in lawns, with mature trees and shrubbery.

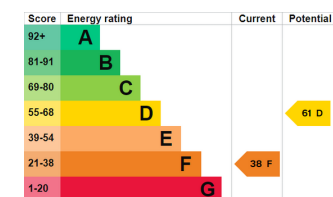
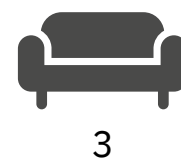
DETACHED GARAGE: 4.37m (14'4) x 3.2m (10'6) Door to garden, light and power.

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RATES: 2023/2024 APPROX £4,651

Pinpoint Offices
Marlborough House, 348 Lisburn Road, Belfast, BT9 6GH
188 Cavehill Road, Belfast BT15 5EX

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GROUND FLOOR

ENCLOSED ENTRANCE PORCH:

Tiled floor

ENTRANCE HALL:

Pine strip flooring, cornice ceiling

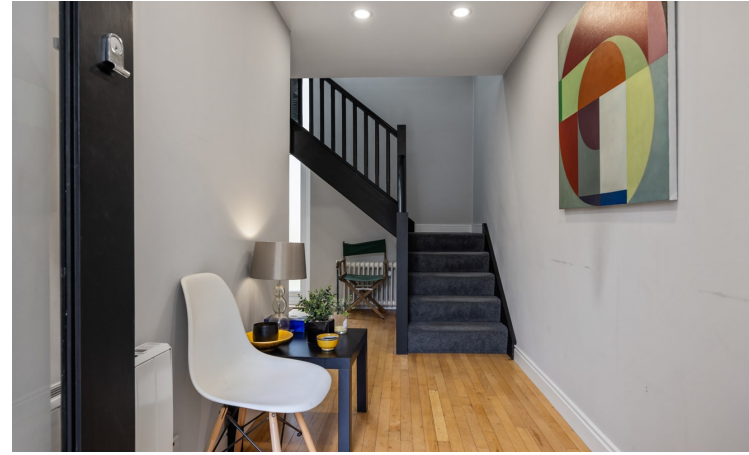
CLOAKROOM:

Low flush WC, wash hand basin

MORNING ROOM:

11' 9" x 11' 2" (3.58m x 3.4m)

Built in bookcase and double french doors to courtyard area



THE ANNEX

RECEPTION HALL

Reclaimed wood pine flooring, stairwell to first floor

CLOAKROOM

Low flush WC, pedestal wash hand basin

FIRST FLOOR

CONSULTING ROOM:

15' 5" x 12' 5" (4.7m x 3.78m)

Storage in eaves, wood strip flooring.

STORE ROOM:

7' 10" x 5' 10" (2.39m x 1.78m)

Velux window.





BEDROOM 2:
12' 6" x 11' 11" (3.81m x 3.63m)
Excellent range of built-in furniture.



BEDROOM 3:
11' 3" x 11' 3" (3.43m x 3.43m)

SECOND FLOOR RETURN

Walk-in linen cupboard.

BEDROOM (4): 10' 9" x 9' 0" (3.28m x 2.74m)

Stairs to . . .



ATTIC BEDROOM 5:
17' 8" x 11' 5" (5.38m x 3.48m)
Velux windows, built-in furniture.



DRAWING ROOM: 16' 2" x 13' 6" (4.93m x 4.11m)

Impressive cornice ceiling and ceiling rose, magnificent marble fireplace surround and mantle, open fire, reclaimed pine strip flooring.

LIVING ROOM: 17' 3" x 13' 7" (5.26m x 4.14m) (into bay). Impressive cornice ceiling and ceiling rose, superb cast iron fireplace, cast iron wood burner, recessed bookshelves.





SUPERB MODERN KITCHEN & FAMILY LIVING & DINING AREA:
20' 2" x 18' 0" (6.15m x 5.49m)

Magnificent modern kitchen with extensive range of high and low level units, built-in self-closing units, five ring gas hob, Fisher and Paykel American fridge freezer, Travertine marble floor, built-in double oven, stainless steel sink unit with mixer tap, stainless steel extractor fan, integrated dishwasher, dining area and adjoining sitting area, double doors to rear south facing patio and garden. Cupboard off dining area plumbed for washing machine.



FIRST FLOOR RETURN

OFFICE:
6'0" x 6' 0" (1.83m x 1.83m)

Range of built-in furniture, shelving and desk unit.

DELUXE FAMILY BATHROOM:
Corner shower unit with Mira Sport electric shower, ornate foot roll-top bath, high flush wc, pedestal wash hand basin, marble tiled floor.

FIRST FLOOR

BEDROOM (1): 16' 0" x 13' 6" (4.88m x 4.11m)

