

41 Bladon Drive, Belfast, BT9 5JN

Price: Offers Over £400,000





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Detached Family Residence In Heart Of South Belfast

Price: Offers over £400,000

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This substantial, three-bedroom detached property is situated in a highly desirable part of South Belfast. This immaculately presented family home has an attractive front garden with mature shrubs, plus a beautifully maintained, private, rear patio area perfect for entertaining.

The Bladon Drive location between Malone Road and Knightsbridge Park is convenient to the excellent local schools including Stranmillis Primary School, Victoria College, Methodist College Belfast and is within walking distance of Queen's and Stranmillis Universities, the Ulster Museum and Botanic Gardens. With the Lisburn Road and Botanic Quarter minutes away, the shopping, restaurant and café culture of South Belfast is yours to explore.

Internally, the property has three reception rooms, main living room that opens onto a warm, bright sun-room, front room suitable either as a formal dining room or downstairs fourth bedroom and kitchen with separate utility and cloakroom. Downstairs there is internal access to large garage with W.C. and sink and upstairs access to additional studio area with lots of storage.

Upstairs, there are three good-sized bedrooms, master with en suite and upstairs bathroom.

In a superb location, detached and in such good condition but retaining the opportunity to improve the property, we expect this house to be popular and so advise viewing at your earliest convenience.



Seamus McFlynn

Email: seamus.mcflynn@mcguinnessfleck.com

Phone: 07872 841317

433 435 Lisburn Road, Belfast, BT9 7EY
(0)28 9068 3020 | info@mcguinnessfleck.com

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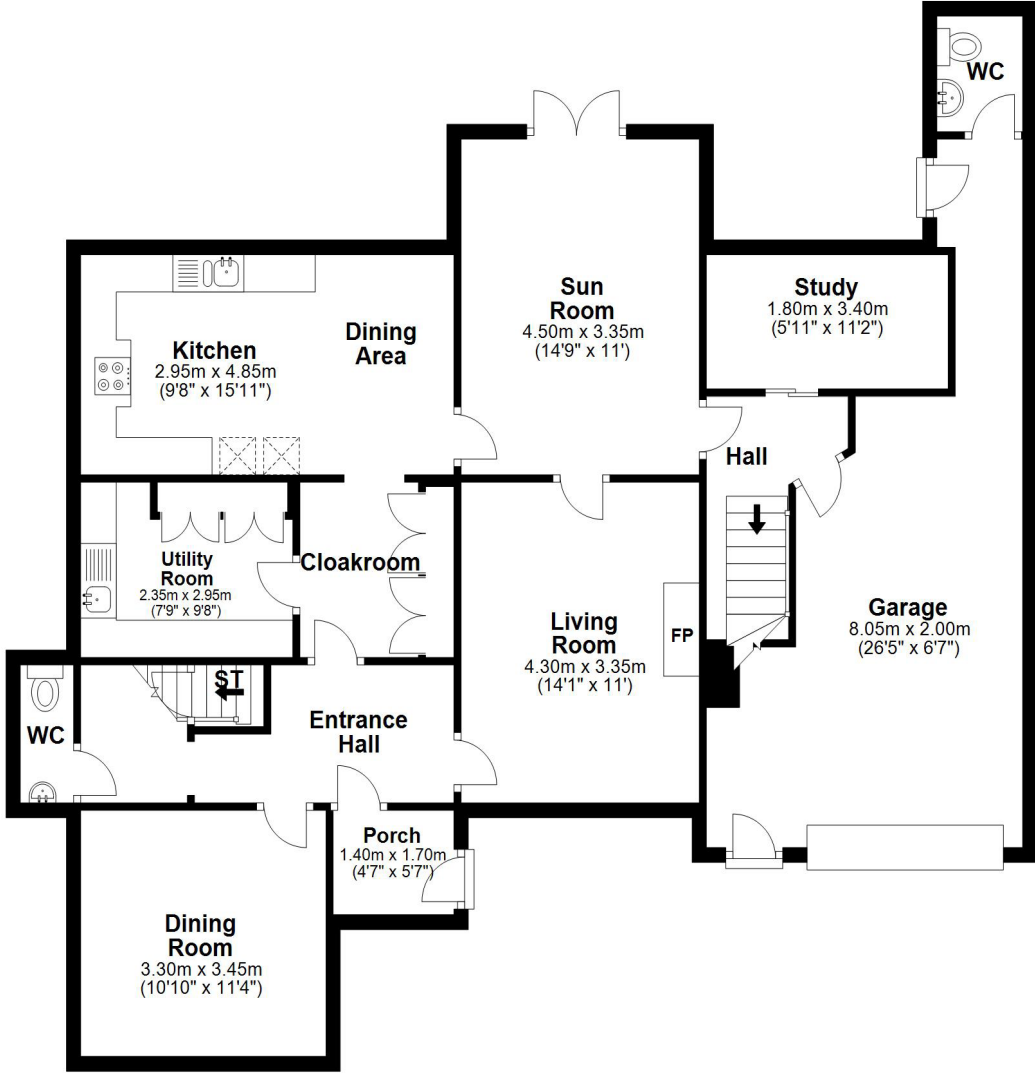


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Ground Floor

Approx. 122.7 sq. metres (1320.4 sq. feet)



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC Coming Soon

80 85

First Floor

Approx. 71.0 sq. metres (764.2 sq. feet)

