



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

16 Malone Court

Belfast
BT9 6PA

Offers In Region Of £695,000

16 MALONE COURT, BT9 6PA

- **Delightful Detached Family Home**
- **Four Well Proportioned Bedrooms (Master With Ensuite Shower Room)**
- **Lounge With Feature Fireplace**
- **Family Room**
- **Excellent Open Plan Kitchen / Living / Dining Area**
- **Family Bathroom / Ground Floor WC**
- **Utility Room**
- **Part Triple Glazed Windows / Gas Fired Central Heating**
- **Detached Garage With Potential For Gym / Office**
- **Extensive Gated Driveway Parking To Front and Side with Carport / Enclosed Garden And Patio To Rear**

This delightful red brick detached home enjoys an enviable location on Malone Court close to the Malone Road and Balmoral Avenue. The property is in excellent condition throughout having been extended and updated recently by the current owners.

The accommodation briefly comprises of a Lounge, Family Room, Open Plan Kitchen/Living/Dining Area with fitted units, Utility Room and WC/Cloakroom on the ground floor. On the first floor are four well proportioned Bedrooms (Master with ensuite shower room and walk in wardrobe) and family bathroom. There is an extensive attic space with light, power and Velux window. Externally potential purchasers will be impressed by the garden and significant driveway and parking.

The property also has an excellent extended garage with the scope to be partially adapted to accommodate a gym, home office or games area.

Superbly positioned in the heart of South Belfast convenient to leading local schools, Strangford Playing Fields, Barnetts Demesne, Malone Meadows and Lagan Towpath. The highly popular amenities of Lisburn Road are also within walking distance and the M1 Motorway is easily accessible.

We highly recommend viewing to fully appreciate all this fine home has to offer, particularly the landscaped private gardens to the rear.







PROPERTY COMPRISES

Hardwood entrance door with glazed side lights.

ENTRANCE HALL Tiled floor, cornice ceiling, under stairs storage cupboard, stairs to first floor.

GROUND FLOOR WC Low flush WC, wall mounted wash hand basin, tiled floor, extractor fan.

LOUNGE 19' 0" x 11' 1" (5.79m x 3.38m) Fireplace with marble surround and granite inset and hearth, cornice ceiling, oak herringbone flooring.

LIVING ROOM 12' 2" x 11' 2" (3.71m x 3.4m) Oak herringbone flooring, cornice ceiling.

OPEN PLAN LIVING/KITCHEN/DINING 19' 6" x 18' 2" (5.94m x 5.54m) Range of fitted high and low level units, quartz work surfaces and matching upstand, 1.5 bowl stainless steel sink unit with mixer taps, integrated dishwasher, integrated double oven, integrated fridge, integrated freezer, pantry store cupboard, island unit with breakfast bar, integrated induction hob, remote controlled extractor, ceiling mounted extractor unit, recessed low voltage spotlights, sliding patio door to rear garden, feature radiators, tiled floor.

UTILITY ROOM 6' 11" x 6' 1" (2.11m x 1.85m) Range of fitted high and low level units, wood effect work surfaces, single drainer stainless steel sink unit, gas fired boiler, tiled floor, door to side, plumbed for washing machine.





FIRST FLOOR LANDING Access to floored roof space, airing cupboard.

BEDROOM 19' 5" x 11' 4" (5.92m x 3.45m) Hardwood flooring.

ENSUITE SHOWER ROOM Shower cubicle with Drencher and hand shower, vanity wash hand basin, low flush WC, recessed shelving, tiled floor, tiled splash back, stainless steel towel radiator, café style shutters.

WALK IN WARDROBE Built in storage with hanging shelving and drawer units, hardwood flooring.

BATHROOM Suite comprising of a contemporary roll top bath with hand shower, low flush WC, vanity wash hand basin, walk in shower cubicle, tiled floor, recessed shelving, part tiled walls, recessed low voltage spotlights, extractor fan, café style shutters.

BEDROOM 12' 1" x 11' 1" (3.68m x 3.38m)

BEDROOM 11' 1" x 9' 11" (3.38m x 3.02m) Hardwood flooring.

BEDROOM 9' 5" x 8' 7" (2.87m x 2.62m) Hardwood flooring.





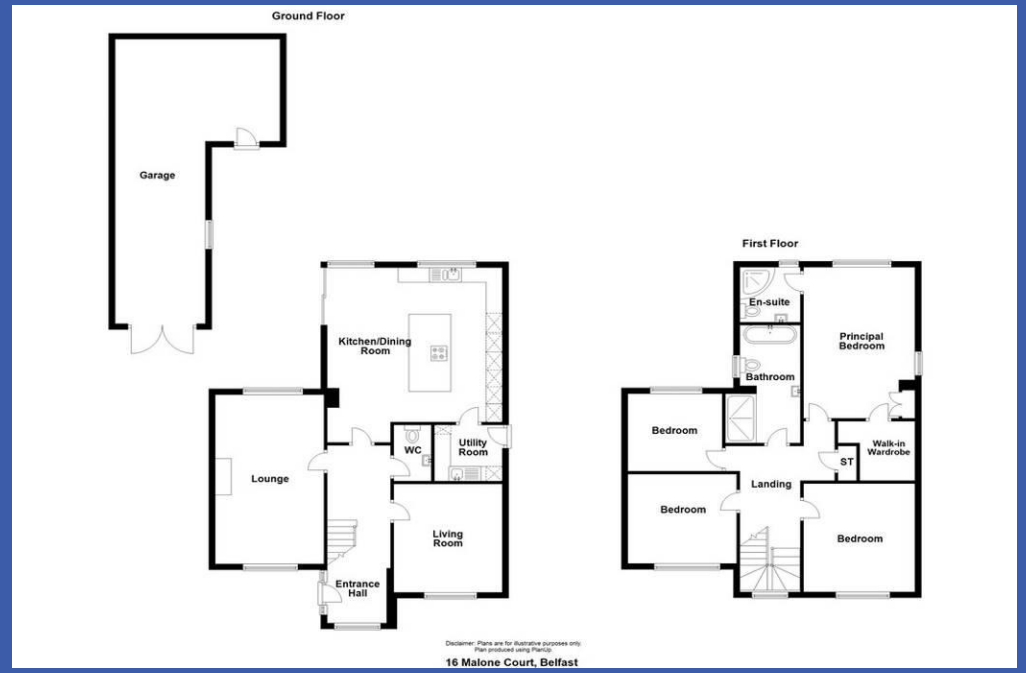
OUTSIDE Gated tarmac driveway with granite kerbing, parking area to front and side, enclosed rear garden in lawn with paved patio area and mature trees.

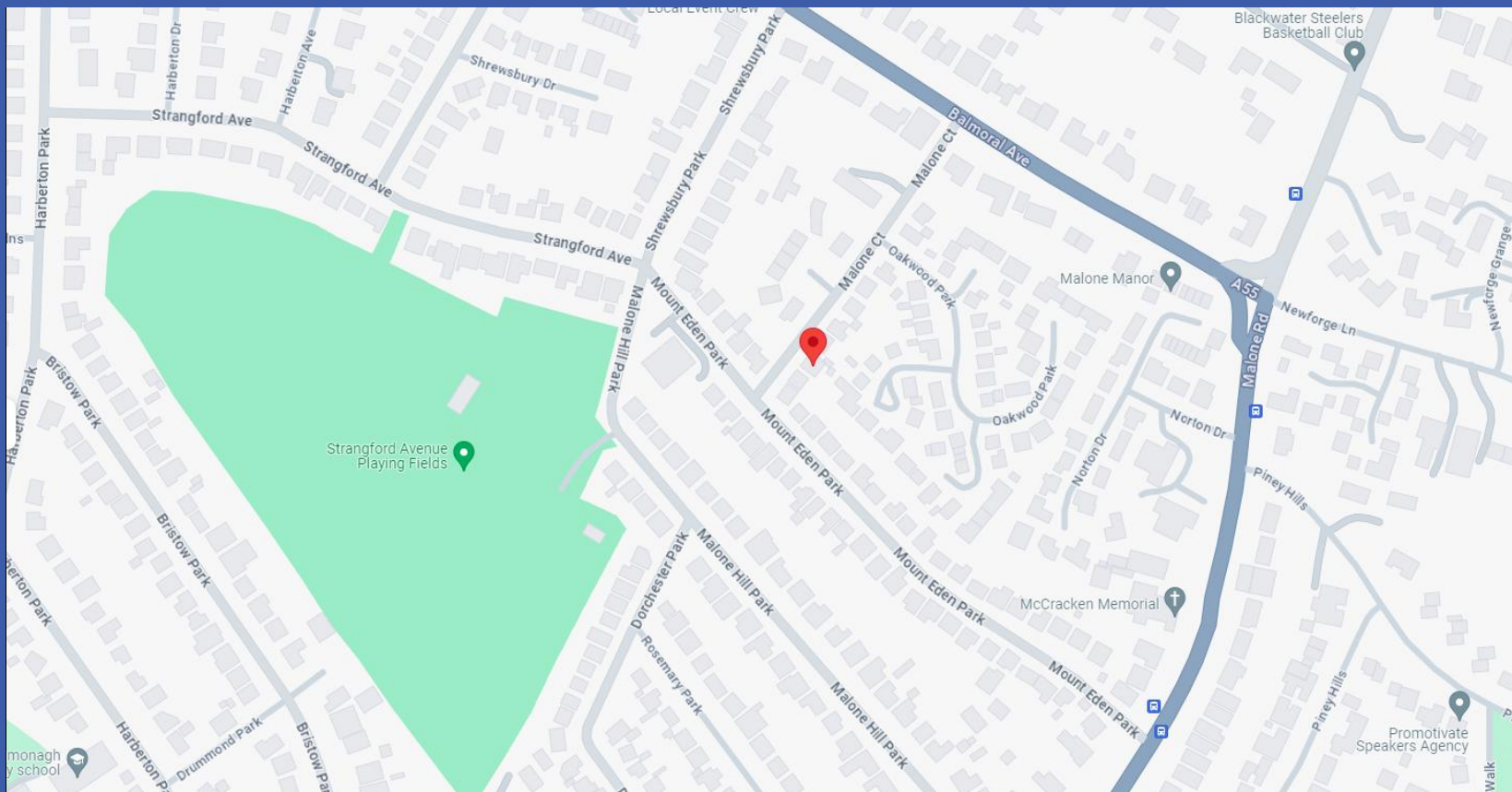
DETACHED GARAGE 32' 2" x 16' 4" (9.8m x 4.98m) (@ widest points) Light and power, double wooden doors, uPVC service door, Velux skylight.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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