



This spacious and stylish penthouse, duplex apartment offers the perfect blend of contemporary living and comfort, nestled in a highly desirable residential area off Malone Road.

The property is conveniently located close to the Lisburn Road, offering a range of local amenities including shops, restaurants, public transport links, renowned schools and golf clubs.

Meticulously designed and beautifully presented by the current owner this home boasts light filled generous living spaces, finished to the highest standard. The property features a private, tranquil outlook to the rear and a sunny south facing balcony to the front, providing an ideal setting to relax and unwind.

Offers Over
£365,000

7e Malone Valley Park,
Malone Road,
Belfast,
BT9 5PZ

Viewing by
appointment
through agent
028 9066 3030



- Bright & spacious duplex penthouse apartment with lift access
- Generous living room with solid wood flooring
- Separate dining room with gas fire
- Fully fitted kitchen with excellent range of units & integrated appliances open to ample dining area & access to balcony
- 3 large double bedrooms, principal bedroom with ensuite shower room
- Wet Room with white suite on lower level
- Residents & guest car parking
- Communal gardens in lawn with terrace & pathway
- Phoenix gas central heating & uPVC double glazed
- Suitable for a range of buyers including young professionals & retired couples

The Property Comprises:

Ground Floor

Communal entrance door, stairs and lift to . . .

Second Floor

Oak front door to . . .

RECEPTION HALL: Solid wooden floor, storage cupboard under stairs, cornice ceiling, built-in cloaks cupboard.



LIVING ROOM: 14' 7" x 13' 2" (4.44m x 4.01m) Solid oak wooden floor, cornice ceiling, low voltage spotlights.



DINING ROOM: 14' 2" x 13' 2" (4.32m x 4.01m) Solid oak wooden floor, polished limestone surround fireplace with electric fire and hearth, cornice ceiling.



KITCHEN: 14' 6" x 12' 2" (4.42m x 3.71m) Range of high and low level oak units, granite worktops, built-in Neff double oven with integrated four ring Smeg ceramic hob, extractor fan and canopy above, built-in plate rack, glazed display unit, single drainer stainless steel 1.5 bowl sink unit with mixer tap, integrated dishwasher, fridge and freezer, low voltage spotlights, oak laminate wooden floor. Open to casual dining area with oak uPVC double glazed access door to south facing balcony.



WET ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer tap, walk-in shower with drying area, built-in chrome overhead shower unit with additional attachment, fully tiled walls, chrome heated towel rail, ceramic tiled floor, extractor fan. Stairs to . . .

Third Floor

Access to fully floored roofspace via Slingsby ladder.

BEDROOM (1): 16' 6" x 11' 7" (5.03m x 3.53m) Oak laminate wooden floor, extensive wall to wall mirror fronted sliding robes.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, built-in shower cubicle with chrome shower unit, ceramic tiled floor, part tiled walls, extractor fan.



Telephone 028 9066 3030

www.templetonrobinson.com

ADDITIONAL WALK-IN STORAGE ROOM: With built-in shelving.

BEDROOM (2): 14' 0" x 12' 3" (4.27m x 3.73m)



BEDROOM (3): 14' 7" x 10' 9" (4.44m x 3.28m) Beautiful mature outlook.



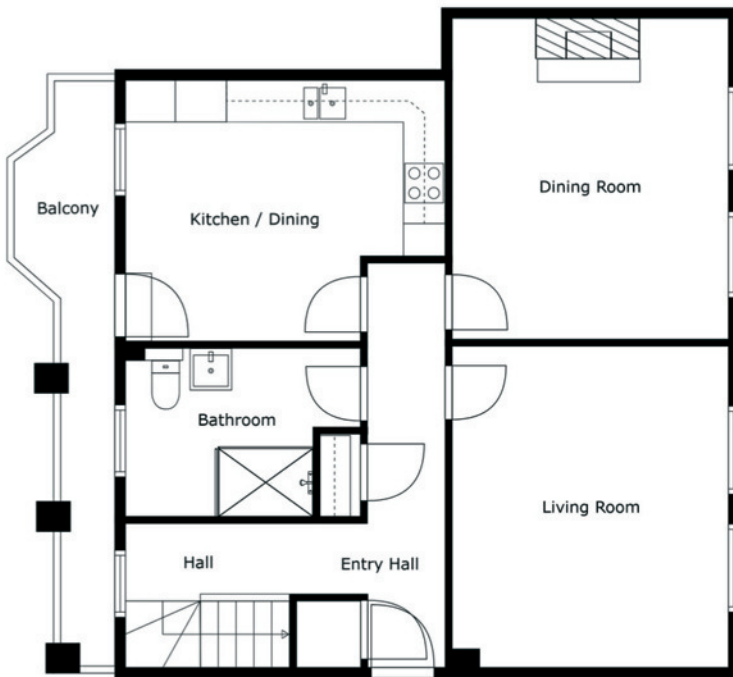
Outside

BALCONY/TERRACE: With beautiful seating area, enjoying afternoon and evening sunshine.
Private residents car parking, communal gardens laid in lawns with paved patio seating area.

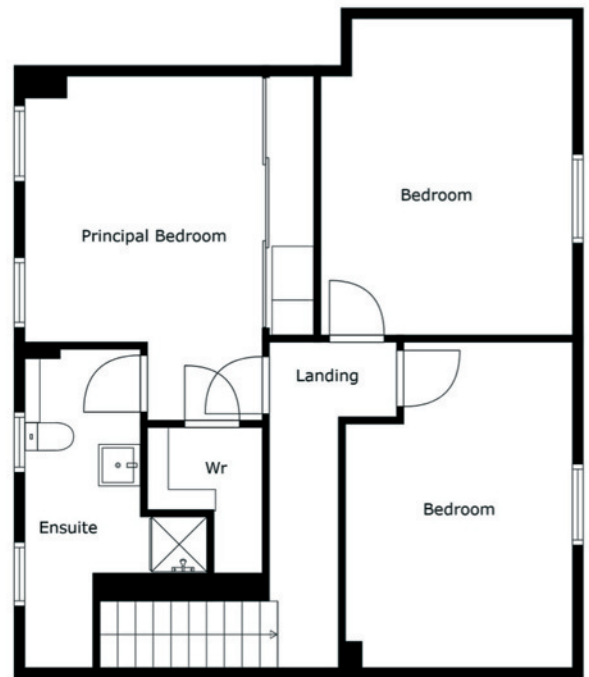


Location:

Leaving Belfast on the Malone Road, take the second left after junction with Balmoral Avenue/Newforge Lane into Malone Meadows, continue to the T-junction and turn right into Malone Valley Park.



Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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Energy Rating

Epc Type: Domestic

Current: C78

Potential: C78

EPC Landmark Code: 1902-3685-0102-0077-8806

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	78	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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