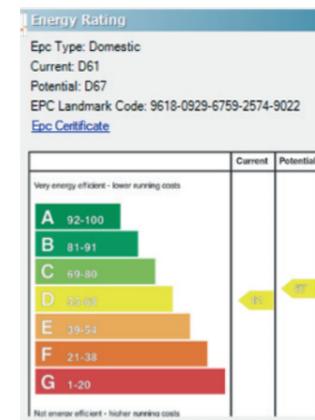




FLOOR 1

FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700
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An exceptional investment opportunity in a prime location close to Belfast City Hospital and Queen's University, this is ideally suited to those who are looking for a home or an investment that benefits from a wide range of amenities.

The accommodation comprises briefly of a living room, dining room, modern fitted kitchen, downstairs wc and a utility room. On the first floor are three well proportioned bedrooms and a modern shower room. Also of benefit is gas fired central heating and double-glazed windows.

Due to the properties excellent location and presentation, we would recommend that viewing of the property are made as soon as possible.

Offers Over
£199,950

21 Malone Place,
Lisburn Road,
Belfast,
BT12 5FD

Viewing by
appointment with
& through agent
028 9066 3030

21 Malone Place,
Lisburn Road,
Belfast, BT12 5FD

Property Features

- Beautifully presented mid terrace
- Living room and separate dining room
- Modern fitted kitchen with range of appliances
- Utility room and ground floor cloakroom
- Three well proportioned bedrooms on first floor
- Modern shower room
- Gas fired central heating / double glazed windows
- Convenient to a wide range of amenities
- Excellent investment opportunity

Location:

Bottom of Lisburn Road heading into town just before Bradbury Place turn left into Malone Place.

Property Comprises

Ground Floor

uPVC front door to . . .

RECEPTION HALL: Laminate wood effect floor.

LIVING ROOM: 11' 10" x 10' 1" (3.6m x 3.08m) (at widest points). Electric wall mounted fire, electric and gas meters in cupboards, laminate wood effect floor.

DINING ROOM: 12' 4" x 10' 0" (3.77m x 3.05m) Wall hung storage unit, access to understairs storage, laminate wood effect floor.

MODERN FITTED KITCHEN: 10' 6" x 8' 4" (3.2m x 2.55m) Extensive range of high and low level units, four ring electric hob, extractor fan, electric oven, 1.5 bowl sink unit, integrated fridge, integrated freezer, wooden work surfaces, tiled splash back, laminate wood effect floor.

CLOAKROOM: Modern white suite comprising low flush wc, wash hand basin with wall-hung vanity unit, part tiled walls, ceramic tiled floor.

UTILITY ROOM: 13' 1" x 3' 8" (4m x 1.11m) Range of storage units, stainless steel sink unit, plumbed for washing machine, vented for tumble dryer, ceramic tiled floor.

First Floor

LANDING: Storage cupboard with Vaillant gas boiler, access to roofspace.

BEDROOM (1): 15' 3" x 10' 2" (4.65m x 3.1m) Laminate wood effect floor.

BEDROOM (2): 9' 11" x 9' 6" (3.02m x 2.9m) Laminate wood effect floor.

BEDROOM (3): 10' 4" x 8' 1" (3.15m x 2.47m) Laminate wood effect floor.

SHOWER ROOM: Modern white suite comprising fully tiled shower cubicle, low flush wc, wash hand basin with wall-hung vanity unit, chrome heated towel radiator, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

