

simon**BRIEN**
RESIDENTIAL

39 Mount Eden Park,
Belfast, BT9 6RB



Asking Price £675,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home
- Well Presented Accommodation
- Four Generous Bedrooms
- Two Reception Rooms
- Modern Fully Fitted Kitchen with Central Island and Range of Appliances open to Dining
- Family Bathroom and Two Ensuite Shower Rooms
- Downstairs Cloakroom
- Gas Fired Central Heating
- PVC Double Glazing
- Large Detached Garage and Driveway Parking
- Spacious Well Tended Gardens To Rear
- Popular And Convenient Location Close To All Local Amenities, Schooling, City Centre And Transport Networks
- Viewing by Private Appointment

DESCRIPTION

Mount Eden Park is one of South Belfast's leading residential addresses off the main Malone Road and close to excellent schooling within the area together with the vibrant Lisburn Road and its vast array of amenities. The property is also well placed for commuting to Belfast city centre and other surrounding areas via the nearby motorway networks.

This particular detached family home is attractive from an external appraisal and has well presented accommodation with four generous bedrooms, two reception rooms together with spacious kitchen/dining, family bathroom, two ensembles and downstairs cloakroom. Externally, the property is positioned on a generous site with excellent gardens to the rear, garage and driveway parking.

Likely to be of interest to the growing family wanting to set up home in this exceptional residential location. Viewing is by private appointment through our South Belfast office on 028 9066 8888

ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

PVC Door to Entrance Porch, inner door to Entrance Hall



GROUND FLOOR

CLOAKROOM:

Low flush WC, pedestal wash hand basin



LIVING ROOM:

17' 3" x 11' 4" (5.26m x 3.45m)

Attractive Feature Fireplace, wood strip flooring



FAMILY ROOM:

11' 8" x 11' 1" (3.56m x 3.38m)

Wood strip flooring

KITCHEN/DINING:

25' 3" x 15' 1" (7.7m x 4.6m)

Excellent Range of High and Low Level units, central island unit with breakfast bar area, inset sink, oven and hob, integrated fridge freezer, washing machine, dishwasher. Double doors to rear garden



FIRST FLOOR

BEDROOM (1):

14' 6" x 11' 0" (4.42m x 3.35m)



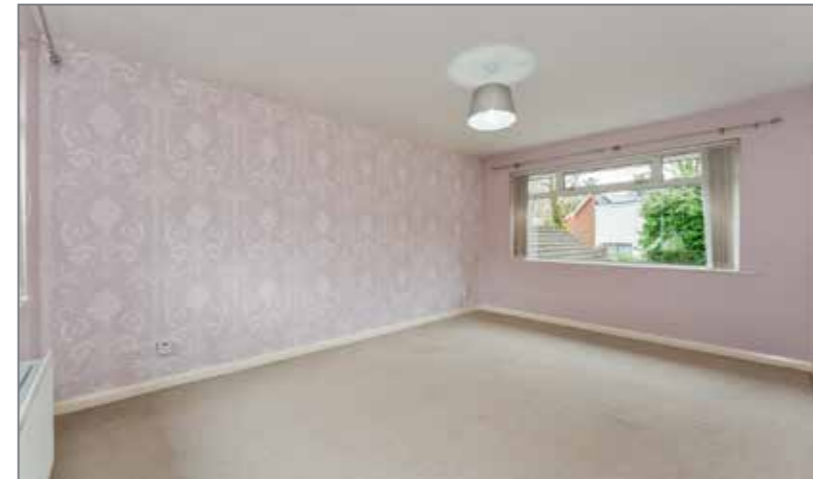
ENSUITE:

Fully Tiled Shower Enclosure, overhead shower, telephone hand shower, low flush WC, pedestal wash hand basin



BEDROOM (2):

11' 3" x 11' 1" (3.43m x 3.38m)



ENSUITE:

Fully Tiled Shower Enclosure, low flush WC, pedestal wash hand basin

BEDROOM (3):

15' 0" x 11' 4" (4.57m x 3.45m)





BEDROOM (4):
9' 7" x 7' 5" (2.92m x 2.26m)

BATHROOM:
Panelled bath, mixer taps, separate shower enclosure, low flush WC, pedestal wash hand basin.

OUTSIDE

Gardens, lawns and patio.

GARAGE:

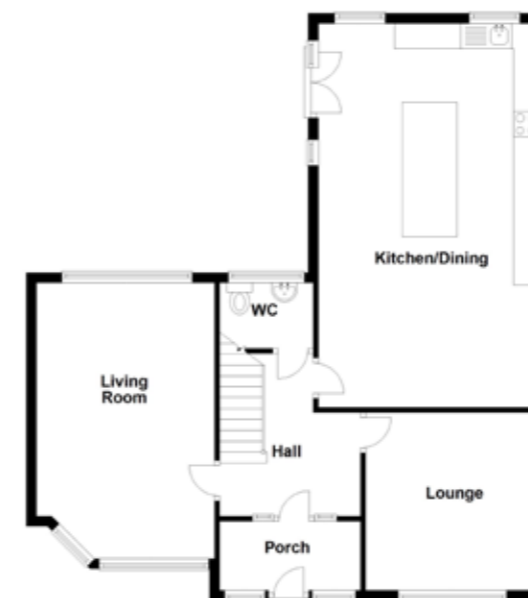
35' 0" x 8' 9" (10.67m x 2.67m)



LANDING:
Access to floored roofspace



Ground Floor

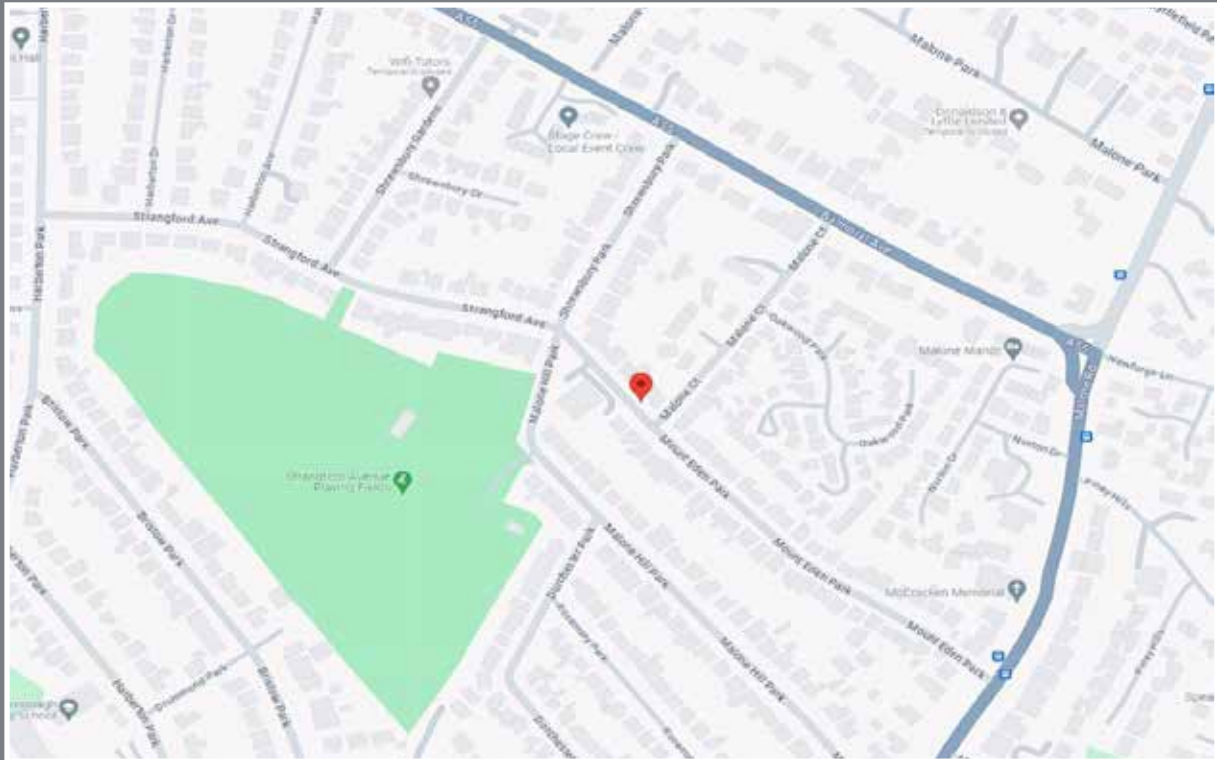


This plan is for illustrative purposes only.
Plan produced using PlanUp.
39 Mount Eden Park, Belfast

First Floor



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/B/24/SD



EPC REF: 0310-2210-2320-2194-4565

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.