

simon**BRIEN**
RESIDENTIAL

23 Malone View Road,
Belfast, BT9 5PH



Asking Price £475,000

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www.simonbrien.com



KEY FEATURES

- Detached Property In Much Sought After Residential Location On Elevated Spacious Site With Views
- Priced To Allow For Modernisation & Updating
- Three Bedrooms With Two Large Roof Space Rooms
- Good Sized Living Room With Brick Fireplace
- Kitchen With Good Range Of Built In Appliances
- Separate Utility Room With Integrated Full Length Fridge and Freezer
- Dining Room Leading To Patio
- Fully Tiled Ground Floor Bathroom
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- uPVC Facia Boards
- Attached Integral Garage and Excellent Driveway Parking
- Spacious South Facing Gardens To Rear Laid Predominately In Lawns with Patio Area
- Ideal bungalow for the downsizer or young families seeking to extend and enhance the property
- Exceptional Location Close To Leading Schools, Motorway And Transport Networks, Belfast City Centre And A Number Of Leading

SUMMARY

Exceptionally well located off the Upper Malone Road, the property is well placed close to a number of excellent schools, leisure facilities, Lagan Valley Regional Park, Malone and Dunmurry Golf Clubs, with Belfast city centre a short drive away and excellent road and rail links giving comfortable access to other areas within the province.

The property itself now requires modernisation and updating but is priced accordingly. It provides adaptable accommodation of three bedrooms, living room, dining room, bathroom kitchen, utility room and two separate wc. There is also a large floored roof space with two rooms that could potentially be converted to additional accommodation subject to relevant permissions.

In addition, the home offers generous south facing gardens to rear on a spacious elevated site, excellent driveway parking and an attached garage

Likely to be of interest to those downsizing within the area or the young professional or family viewing of this superb property is by private appointment through our Lisburn Road office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

uPVC front door to entrance porch with tiled floor, doubled glazed internal doors to

RECEPTION HALL:

Storage cupboard and shelved hotpress



LIVING ROOM:

19' 7" x 14' 10" (5.96m x 4.53m)

Brick fireplace and tiled hearth



DINING ROOM:

12' 4" x 10' 11" (3.76m x 3.33m)

uPVC door leading outside



KITCHEN:

12' 4" x 9' 10" (3.76m x 3m)

Tiled floor, tiled walls, range of high and low level units, 1.5 bowl stainless steel sink unit, integrated dishwasher, 5 ring gas hob, stainless steel extractor fan, integrated fridge, integrated oven and microwave, uPVC double glazed door leading outside



UTILITY ROOM:

Integrated full length fridge and freezer, plumbed for washing machine, space for tumble dryer



MAIN BEDROOM:

12' 10" x 10' 11" (3.90m x 3.33m)



BEDROOM (2):

12' 4" x 9' 11" (3.76m x 3.02m)

Built in wardrobe



BEDROOM (3):

9' 11" x 9' 5" (3.02m x 2.88m)



FULLY TILED BATHROOM:

Low flush WC, pedestal wash hand basin with vanity unit, bath with electric shower above, low voltage spotlighting, extractor fan



**ATTACHED GARAGE
16'12" x 10'2" (5.17 x 3.10)**

Up and over door

OUTSIDE

Paved path around house with paved sitting area, large corner site enclosed by wall in lawn with plants and shrubs



ROOFSpace ROOM 1:

17' 5" x 11' 5" (5.31m x 3.49m)

Velux window, built in cupboard, storage in eaves, radiator



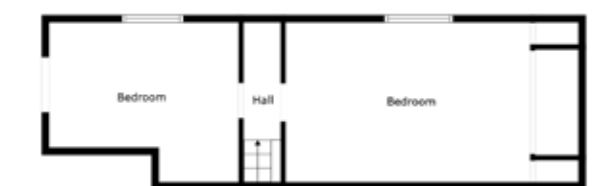
ROOFSpace ROOM 2:

13' 5" x 11' 5" (4.10m x 3.47m)

Velux window, storage in eaves



Floor 1



Floor 2

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: RL/F/24/AN



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
Awaiting EPC Rating Information		
G		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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