

simon**BRIEN**  
RESIDENTIAL

56 Upper Malone Gardens,  
Belfast, BT9 6LY



Offers Over £249,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Well-Presented End Townhouse Set Within Sought After Development Off Upper Malone Road
- Three Bedrooms (Principal Bedroom With Ensuite)
- Spacious Living Room
- Modern Fully Fitted Kitchen With Range Of Appliances
- Bathroom In White Suite
- Gas Fired Central Heating
- Double Glazing
- Driveway Parking To Side
- Enclosed Patio Garden to Rear
- Ideally Suited To The Professional Couple, Young Family Or First Time Buyer
- Popular And Sought After Residential Location Close To Local Amenities, Schooling And Belfast City Centre

## DESCRIPTION

Exceptionally well located off the Upper Malone Road this modern end townhouse is well presented throughout and has well-proportioned accommodation comprising of three bedrooms, principal bedroom with ensuite, spacious living room together with modern kitchen and bathroom.

The location is ideal to take advantage of all local amenities within the area as well as excellent schooling and transport routes connecting Belfast city centre and further afield.

Likely to be of interest to the professional couple, young family or first time buyer in today's market. Viewing is by appointment through our South Belfast office on 028 9066 8888.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Utility Cupboard



## KITCHEN:

12' 9" x 9' 3" (3.89m x 2.82m)

Granite worktops



**LIVING ROOM:**  
16' 5" x 15' 4" (5m x 4.67m)

Feature Fireplace, door to rear garden



**FIRST FLOOR**

**LANDING:**

Access to roofspace

**BEDROOM (1):**

15' 4" x 10' 3" (4.67m x 3.12m)



**ENSUITE:**

Shower Enclosure,  
wash hand basin

**BEDROOM (2):**  
8' 9" x 8' 9" (2.67m x 2.67m)  
Built in cupboard



**BEDROOM (3):**  
8' 9" x 6' 2" (2.67m x 1.88m)



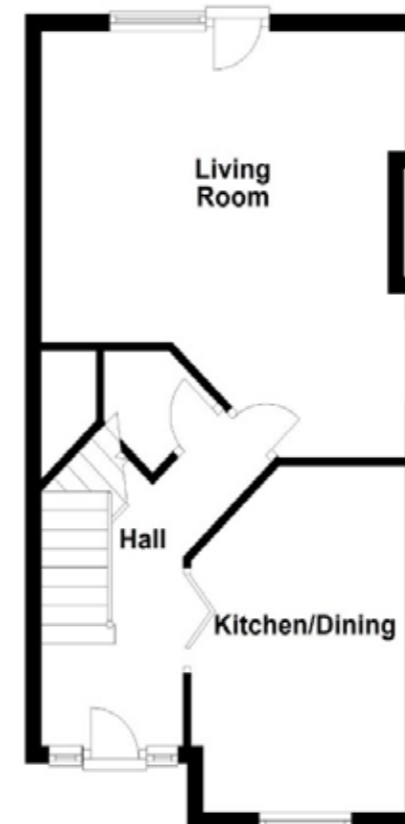
**BATHROOM:**  
White suite, panelled bath, mixer taps, telephone hand shower, low flush WC, pedestal wash hand basin



**OUTSIDE**  
South facing patio garden to rear, parking to side



**Ground Floor**



**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](http://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**



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