

simon**BRIEN**
RESIDENTIAL

7 Upper Malone Park,
Belfast, BT9 6PP



Offers Over £199,950

Telephone 02890 668888
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KEY FEATURES

- Superb town house property
- Modern fitted kitchen with range of integrated appliances and dining area
- Spacious lounge / dining room with attractive fireplace & access to rear garden
- Three bedrooms including master bedroom with contemporary en suite shower room
- Main bathroom suite with built in shower unit
- Double glazing
- Gas fired central heating
- Paved driveway parking to the front
- Enclosed easily maintained patio gardens ideal for outdoor entertaining
- Sought after and convenient Upper Malone location
- Early viewing recommended

SUMMARY

Exceptionally well located off Upper Malone Road the property is close to all local amenities within the area, schooling, and transport routes connecting Belfast City Centre and further afield.

The property provides beautifully presented accommodation comprising three bedrooms, spacious living room, modern kitchen, bathroom and ensuite. Externally, there is paved driveway parking to the front and a low maintenance pleasant enclosed rear garden.

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



ACCOMMODATION

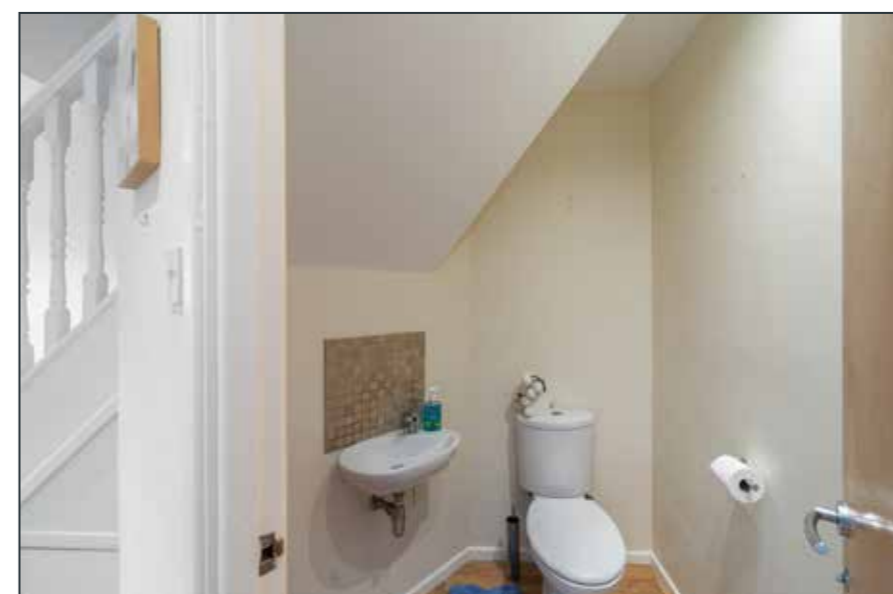
GROUND FLOOR

ENTRANCE

Covered entrance porch, double glazed front door and side light.

RECEPTION HALL:

Chrome low voltage spotlights, built in storage cupboard under stairs, ground floor WC/Cloaks.



WC

Contemporary white suite comprising: low flush WC, wash hand basin, tiled splash back, chrome mixer taps, stone tiled floor, low voltage spotlights, extractor fan.



KITCHEN:

11' 0" x 9' 3" (3.35m x 2.82m)

Modern, fully fitted kitchen with excellent range of high and low level units, integrated four ring ceramic hob, oven below, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, part tiled walls, built in wine rack, integrated dishwasher, built in glazed display cabinets, concealed lighting, integrated fridge freezer, stainless steel extractor hood.

LOUNGE:

16' 7" x 15' 7" (5.05m x 4.75m)

Oak laminate wooden flooring, chrome low voltage spotlights, door leading to garden.



FIRST FLOOR

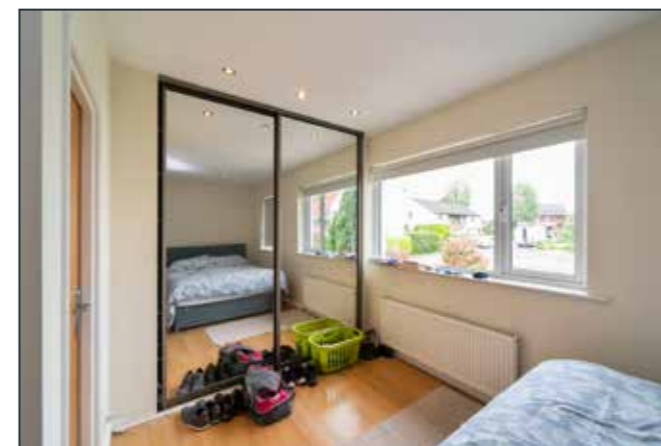
BEDROOM (1):

14' 0" x 10' 4" (4.27m x 3.15m)

Laminate wooden flooring, built in robes, mirror fronted sliding doors, chrome low voltage spotlights.

ENSUITE BATHROOM:

Contemporary white suite comprising: low flush WC, pedestal wash hand basin, chrome mixer taps, built in fully tiled shower cubicle, ceramic tiled floor, chrome low voltage spotlights, extractor fan.





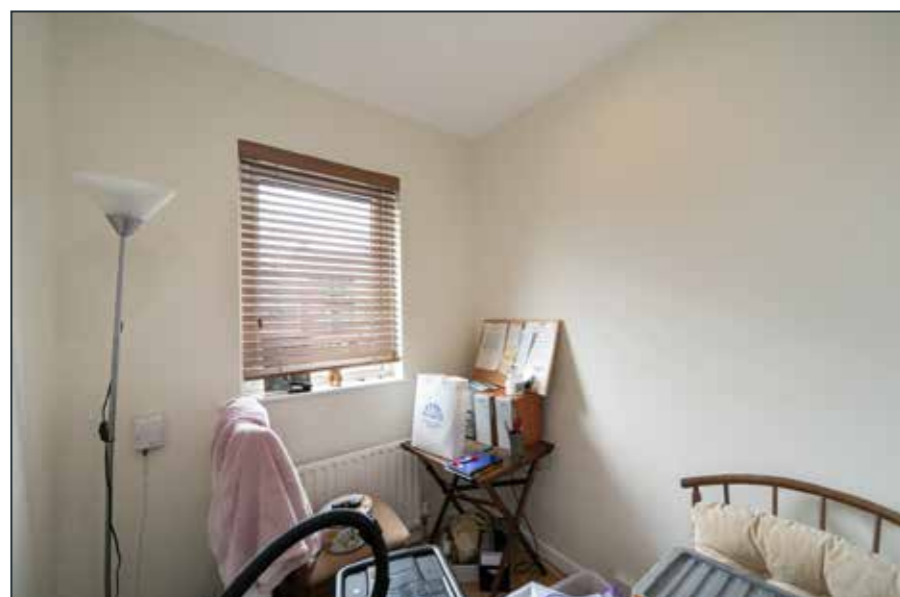
BEDROOM (2):
9' 1" x 8' 3" (2.77m x 2.51m)

Laminate wooden flooring, double built in robe.



BEDROOM (3):
7' 2" x 6' 5" (2.18m x 1.96m)

Built in robe, chrome low voltage spotlights.



BATHROOM:

Contemporary white suite comprising: low flush WC, pedestal wash hand basin, chrome mixer taps, panelled bath, chrome built in shower unit, fully tiled walls, chrome heated towel rail, chrome low voltage spotlights, extractor fan, hotpress with lagged copper cylinder, built in shelving, access to roof space via Slingsby type ladder, electric light.

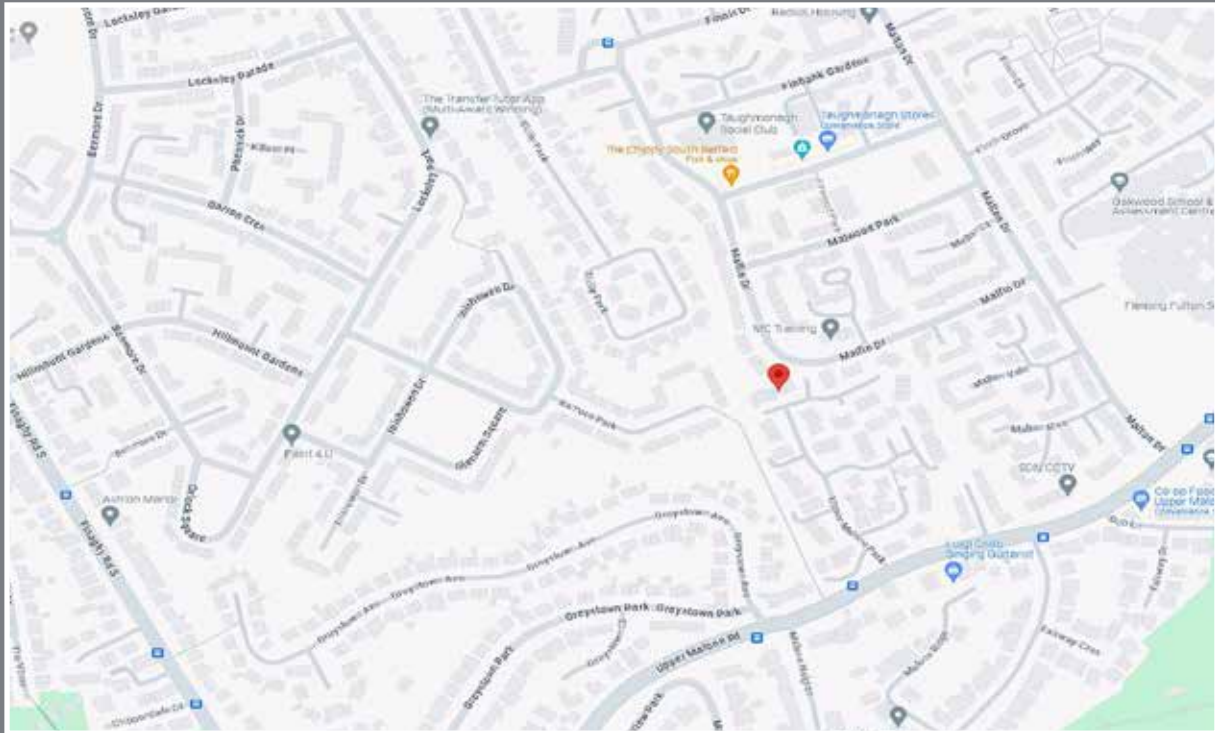


OUTSIDE

Brick paviour driveway with ample parking, enclosed rear paved patio gardens ideal for outdoor entertaining, garden shed, boiler house, outdoor light.



Location



LOCATION: Travelling away from the city on the Malone Road, continue to the top of Malone Road. At the roundabout at the House of Sport continue on to the Upper Malone Road. Continue past the shops at Dub Stores and Upper Malone Park is the next development on the right hand side. Turn right into Upper Malone Park. Number 7 is located straight into the development on the right hand side.

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/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9166-3038-3205-1284-0200

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