



## 41 Malone Hill Park, Belfast, BT9 6RE

**Price Guide £585,000**

Located on Malone Hill Park, just off Balmoral Avenue in South Belfast, this detached double fronted home is perfect for the growing family comprising excellent accommodation along with out door space. Presented to a high standard by its current owner on the ground floor there is a welcoming reception hall, lounge with bay window & multi fuel stove, living room with gas fire and double doors to breakfast room / conservatory and contemporary kitchen / dining. On the first floor there are four good sized bedrooms, newly fitted shower room, bathroom suite & separate W.C. Further benefits include the converted attic with excellent storage and fully PVC double glazed windows along with gas fired central heating. Outside there is an enclosed, private garden with patio area surrounded by mature shrubs & trees, detached garage and summer house / office, ideal for those working from home. This home will appeal to a range of buyers seeking to live in a much sought after residential location. Located just moments from the Lisburn Road with all its amenities and facilities along with leading schools and excellent transport links.

- Attractive Detached Family Home
- Lounge With Bay Window & Multi Fuel Stove / Living Room With Gas Fire
- Breakfast Room Open Plan To Conservatory
- Contemporary Kitchen With Dining
- Cloakroom & Low Flush W.C
- Four Excellent Bedrooms
- Contemporary Bathroom / Newly Fitted Shower Room Suite / Seperate W.C
- Converted Attic
- Enclosed Garden To Rear In Lawn With Patio Area, Detached Garage & Summer House
- Electric Gates To Front With Excellent Driveway Parking

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland

EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE PORCH

Hardwood front door with leaded glass inset and side windows.

#### RECEPTION HALL



Solid wood floor. Wood panelled walls.

#### LOUNGE 15'8" x 12'9" (4.8 x 3.9)



Solid wood floor, picture rail, bay window.  
Multi fuel stove.

#### LIVING ROOM 18'8" x 12'5" (5.7 x 3.8)



Solid wood floor, picture rail, feature cast iron fireplace with tiled inset and slate hearth. Glazed double doors to:

#### BREAKFAST ROOM OPEN PLAN TO CONSERVATORY 18'8" x 13'9" at widest points (5.7 x 4.2 at widest points)



Tiled floor. PVC double doors to rear garden.

#### KITCHEN / DINING 15'5" x 9'6" (4.7 x 2.9)



Range of high and low level units, 1.5 bowl single drainer sink unit with mixer taps, integrated oven, 4 ring hob, stainless steel

extractor fan, plumbed for dishwasher, tiled floor.

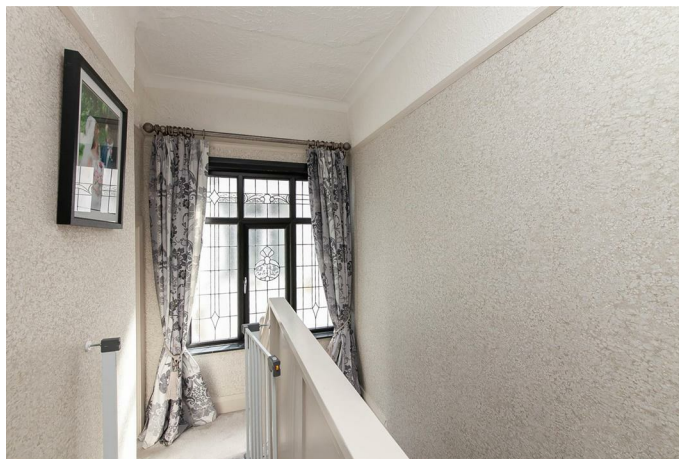
### CLOAKROOM

Solid wood floor, pedestal wash hand basin, storage under stairs.

### W.C

Low flush W.C.

### ON THE FIRST FLOOR



Leaded glass window.

### BEDROOM ONE 12'9" x 12'1" (3.9 x 3.7)



Built in robes.

### BEDROOM TWO 12'5" x 11'5" (3.8 x 3.5)



### BEDROOM THREE 12'3" x 11'9" (3.75 x 3.6)



Fixed staircase to attic.

### BEDROOM FOUR 8'10" x 6'10" (2.7 x 2.1)



## BATHROOM



White suite comprising free standing bath, pedestal wash hand basin, fully tiled walls, recessed spot lighting.

## SHOWER ROOM



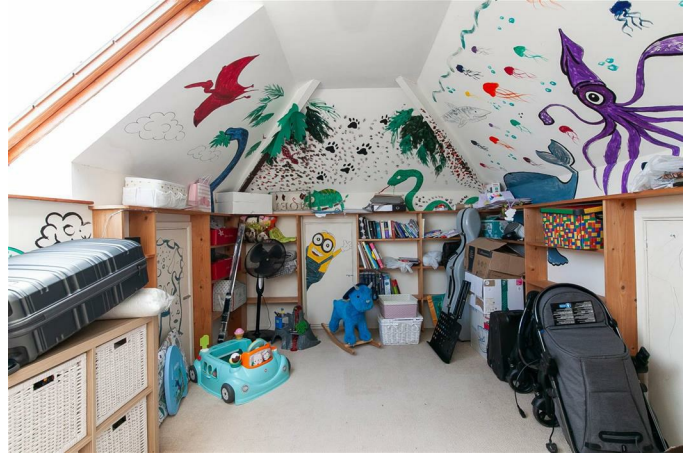
Newly fitted contemporary shower room comprising walk in double shower, fully tiled walls, wash hand basin with vanity unit below, recessed spotlighting.

## W.C

Low flush W.C.

## ON THE SECOND FLOOR

## ATTIC 11'1" x 10'5" (3.4 x 3.2)



Storage into eaves. Velux window.

## OUTSIDE



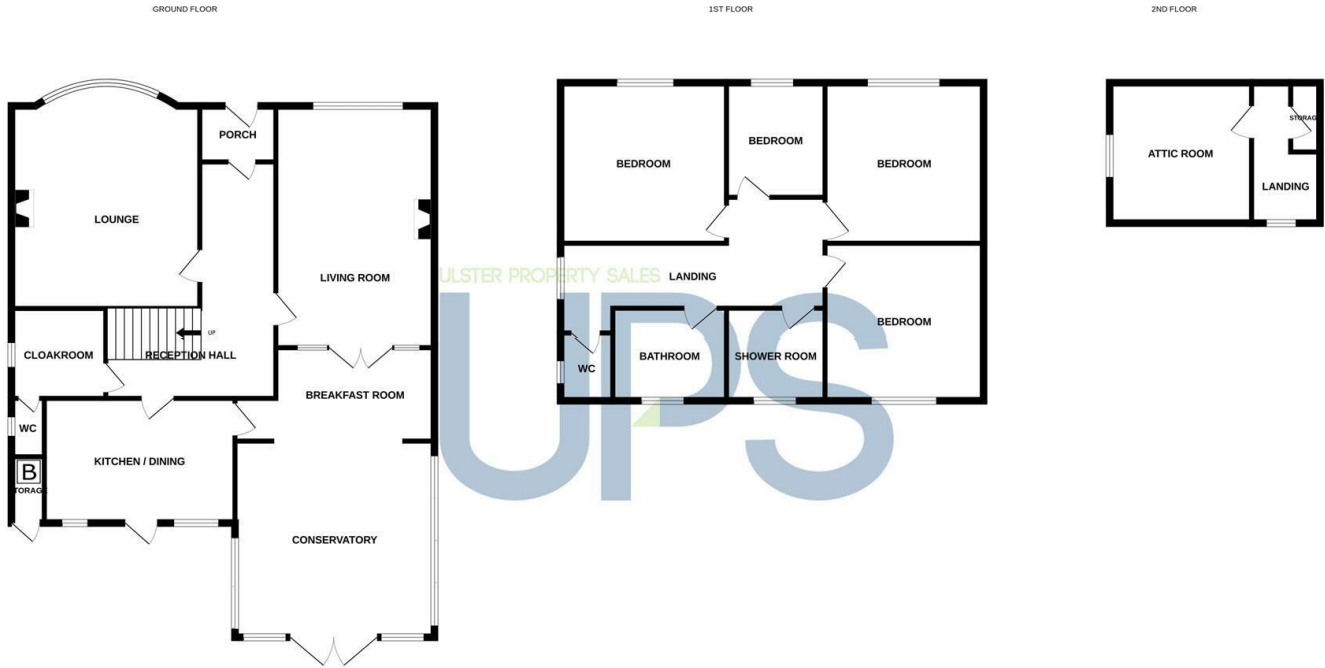
Enclosed rear garden in lawn surrounded by mature trees & shrubs and paved patio area. Summer house / office. Electric gates to front with ample parking.



## DETACHED GARAGE 16'0" x 8'5" (4.88 x 2.57)

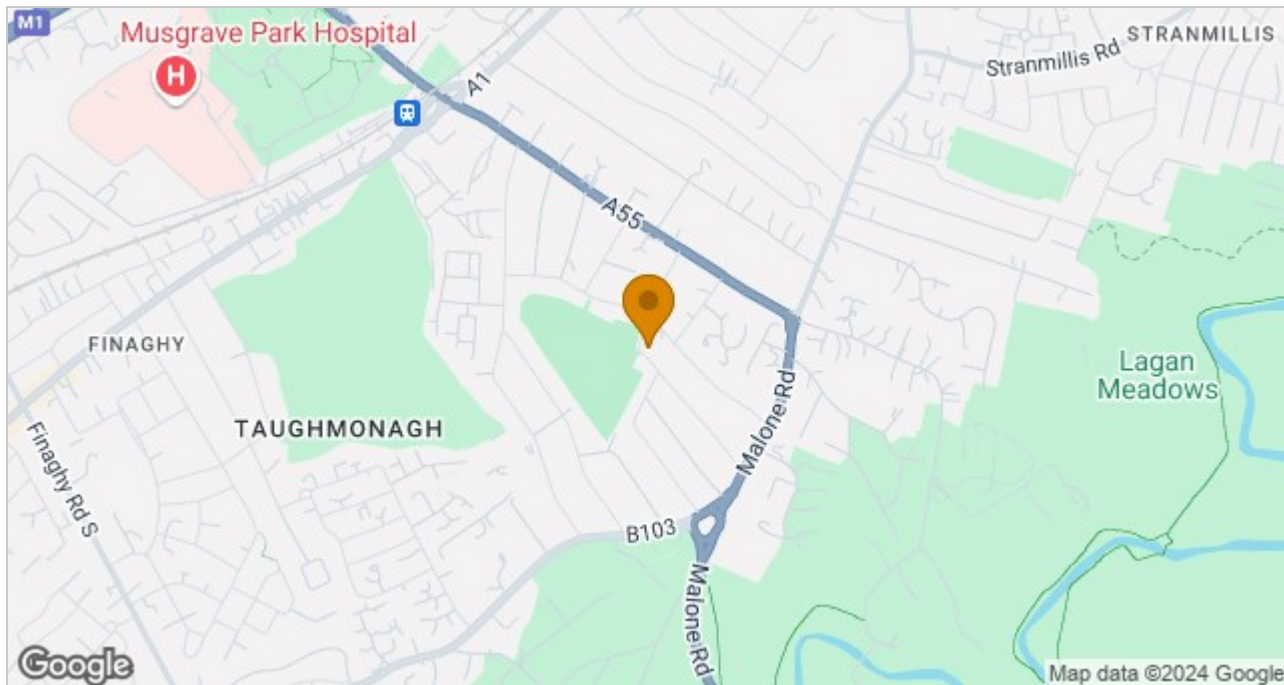
Up & over door. Power & light.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



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