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**1A Malone Park**

Belfast  
BT9 6NH

**Offers In Region Of £375,000**

## 1A MALONE PARK, BT9 6NH

- Charming Victorian Gate Lodge
- Located In Arguably South Belfast's Most Sought After Address
- Two Bedrooms
- Lounge
- Kitchen With Range Of Fitted Units And Dining Area
- Bathroom With Matching Suite And Separate Shower
- Double Glazed Windows / Gas Fired Heating
- Enclosed Patio Garden To Side And Rear
- Driveway Parking To Front
- Highly Convenient To Lisburn Road



This attractive Victorian Gate Lodge was built in the late 1800's. Located in arguably South Belfast's most prestigious address this charming home must be viewed to fully appreciate.

The Gate Lodge is set at the Lisburn Road end of Malone Park close to Balmoral Train Station, public transport links and convenient to all the amenities of the Lisburn Road.

The accommodation has been extended to enhance the space and now affords more generous room proportions.

We would encourage those interested to contact our South Belfast office to arrange to view.





## PROPERTY COMPRISES

Hardwood entrance door with glazed top light and inset stained glass panel, leading to reception hall.

**RECEPTION HALL** Range of built in storage cupboards, gas fired boiler, cornice ceiling.

**BATHROOM** Suite comprising a roll top bath, pedestal wash hand basin, part tiled walls, low flush WC, enclosed shower cubicle, tiled floor, extractor fan, recessed low voltage spotlights, stainless steel towel radiator.

**LOUNGE** 14' 6" x 12' 5" (4.42m x 3.78m) (@ widest points)

**KITCHEN/DINING** 12' 6" x 11' 11" (3.81m x 3.63m) (@ widest points) Range of fitted high and low level units, granite effect work surfaces, tiled splash back, 1.5 bowl stainless steel single drainer sink unit with mixer taps, integrated 4 ring hob, stainless steel under oven, plumbed for washing machine, integrated fridge/freezer, integrated dishwasher, tongue and groove panelled ceiling, recessed low voltage spotlights.

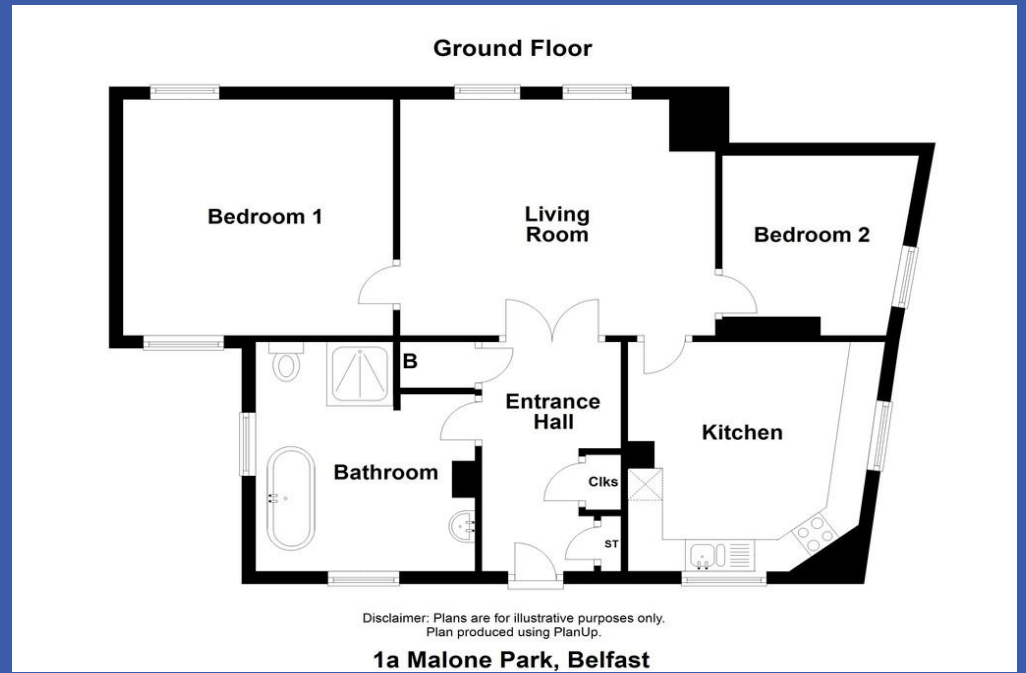
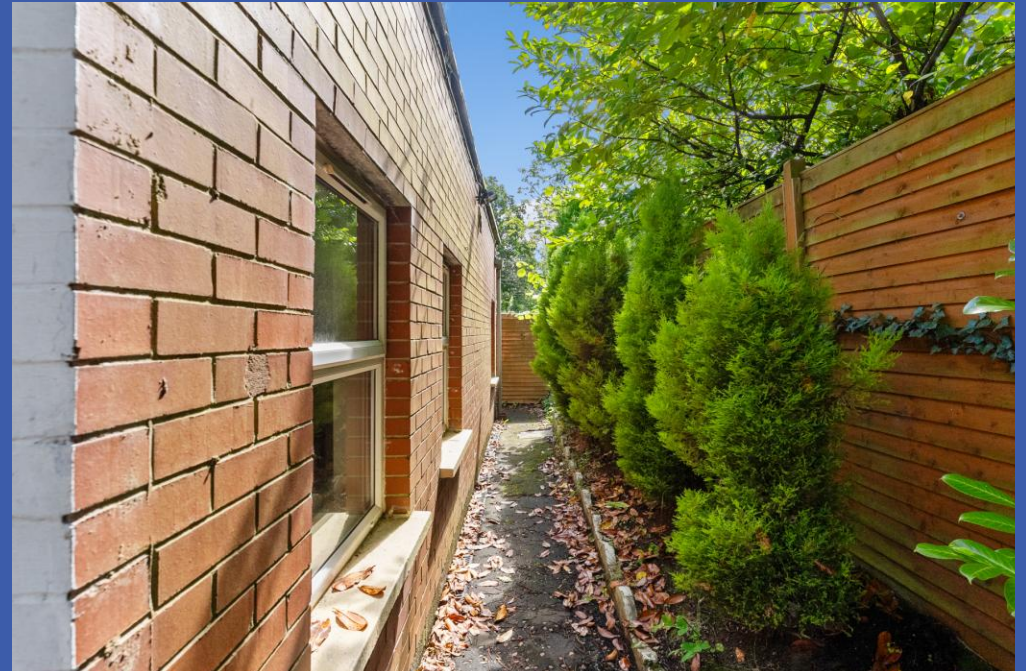
**BEDROOM** 12' 10" x 11' 6" (3.91m x 3.51m) (@ widest points)

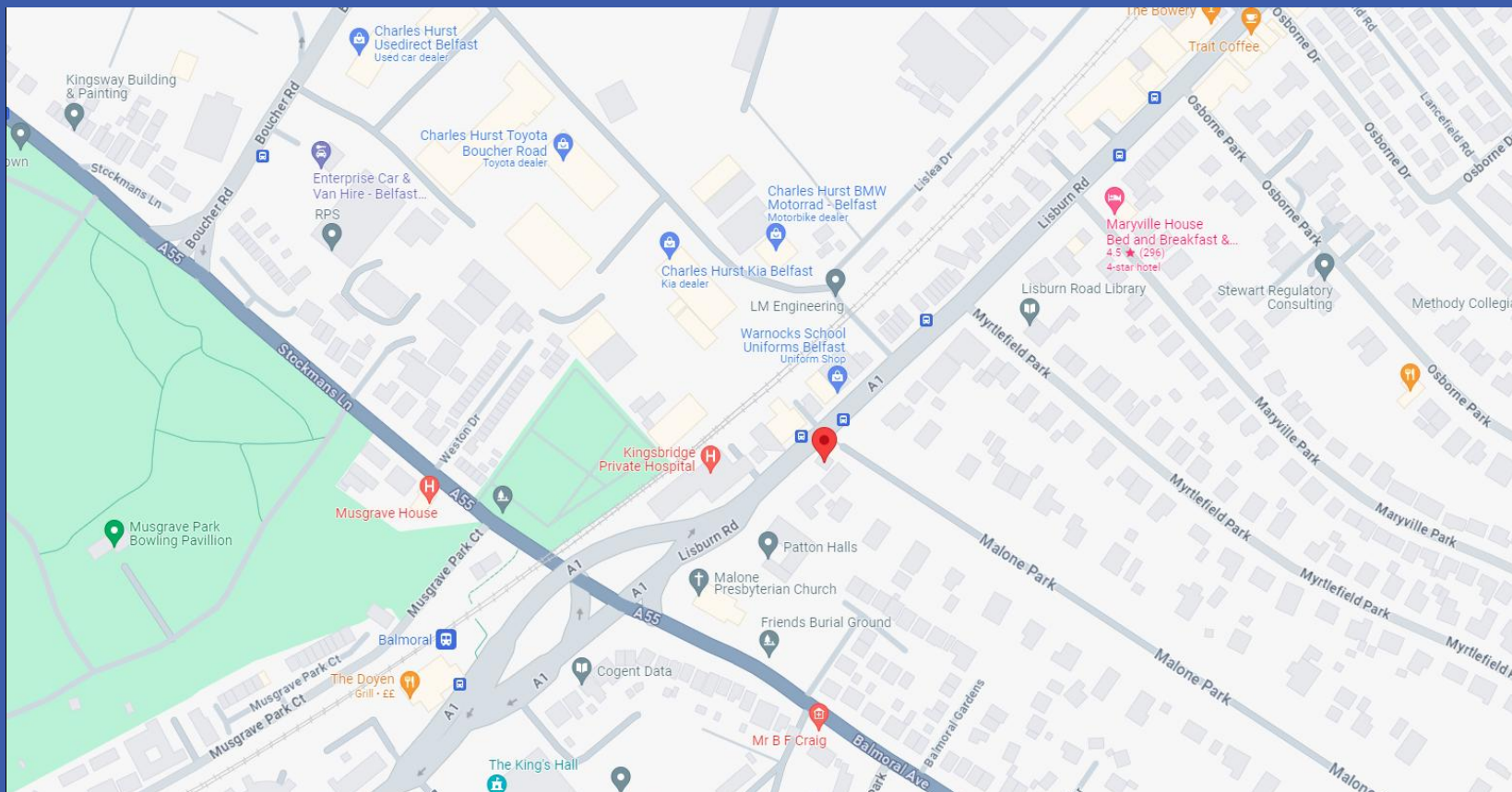
**BEDROOM** 10' 4" x 9' 7" (3.15m x 2.92m) (@ widest points)

**OUTSIDE** Tarmac driveway, enclosed patio garden to side and rear.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		



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