



## 12 Malton Vale, Belfast, BT9 6HZ

**Asking Price £100,000**

### PUBLIC NOTICE

12 Malton Vale, Belfast, BT9 6HZ

We are acting in the sale of the above property and have received an offer of £96,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: D64

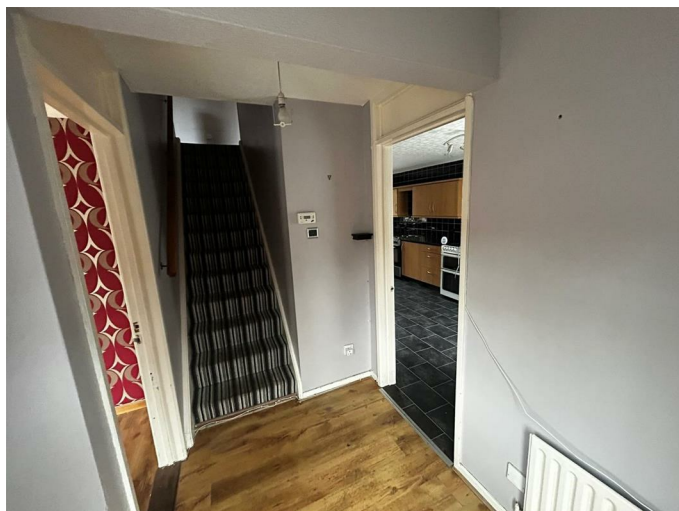
Located in a popular residential development off the Upper Malone Road this terraced home is chain free and ready for occupation. The accommodation comprises living room, kitchen / dining, downstairs W.C, three good sized bedrooms and bathroom suite. Outside the property benefits from off street parking and easily maintained front & rear garden. PVC double glazing is in place. Close to a host of amenities including excellent transport links, schools & shops we encourage viewing. Please note this property is open to cash offers only.

- Mid Terrace Home
- Spacious Living Room
- Downstairs W.C
- Double Glazed
- Cash Offers Only
- Three Good Sized Bedrooms
- Kitchen / Dining
- First Floor Bathroom Suite
- Convenient Location Close To Excellent Transport Links

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland  
EU Directive 2002/91/EC

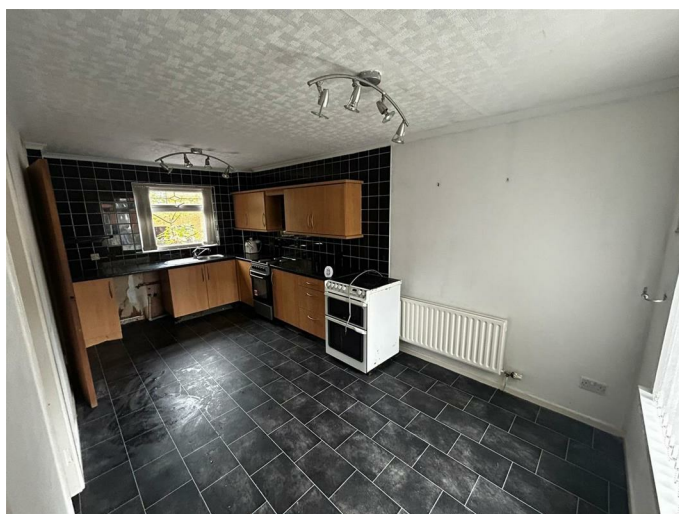
**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**



PVC front door. Wood floor.

**LIVING ROOM 18'4" x 11'5" (5.6 x 3.5)**  
Wood floor.

**KITCHEN / DINING 17'8" x 9'2" (5.4 x 2.8)**

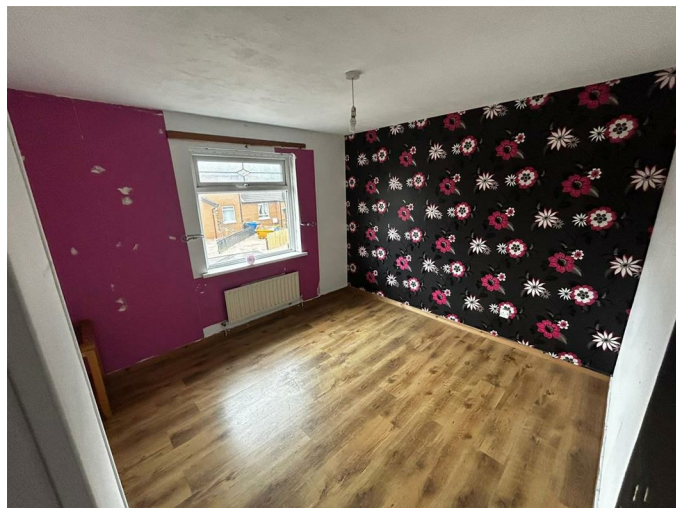


High and low level units. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Storage.

**W.C**  
Low flush W.C.

**ON THE FIRST FLOOR**

**BEDROOM ONE 13'1" x 10'5" (4.0 x 3.2)**

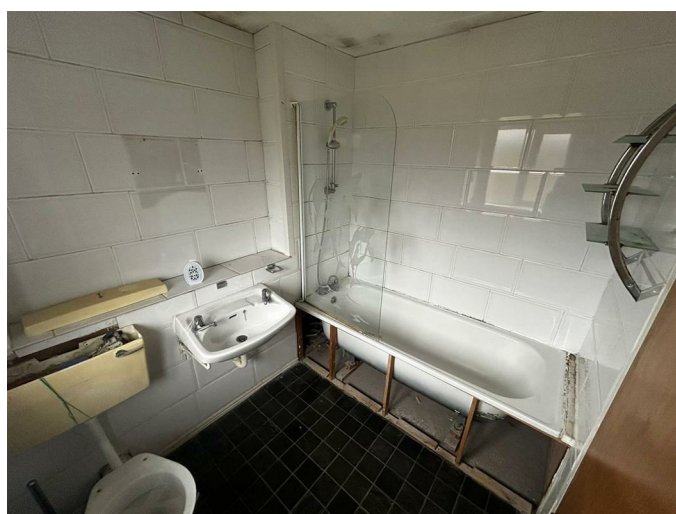


**BEDROOM TWO 11'5" x 10'2" (3.5 x 3.1)**  
Built in wardrobe.

**BEDROOM THREE 8'6" x 7'6" (2.6 x 2.3)**



**BATHROOM**



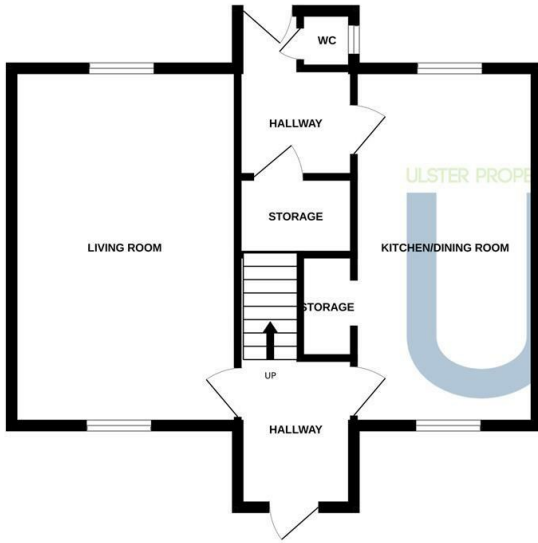
Low flush W.C, wash hand basin, bath.

**OUTSIDE**

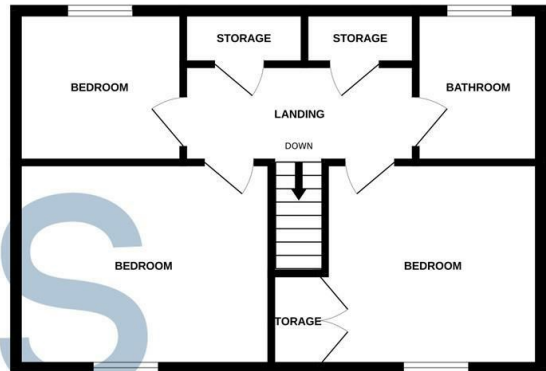
Paved front providing off street parking.  
Enclosed rear.

# Floor Plan

GROUND FLOOR

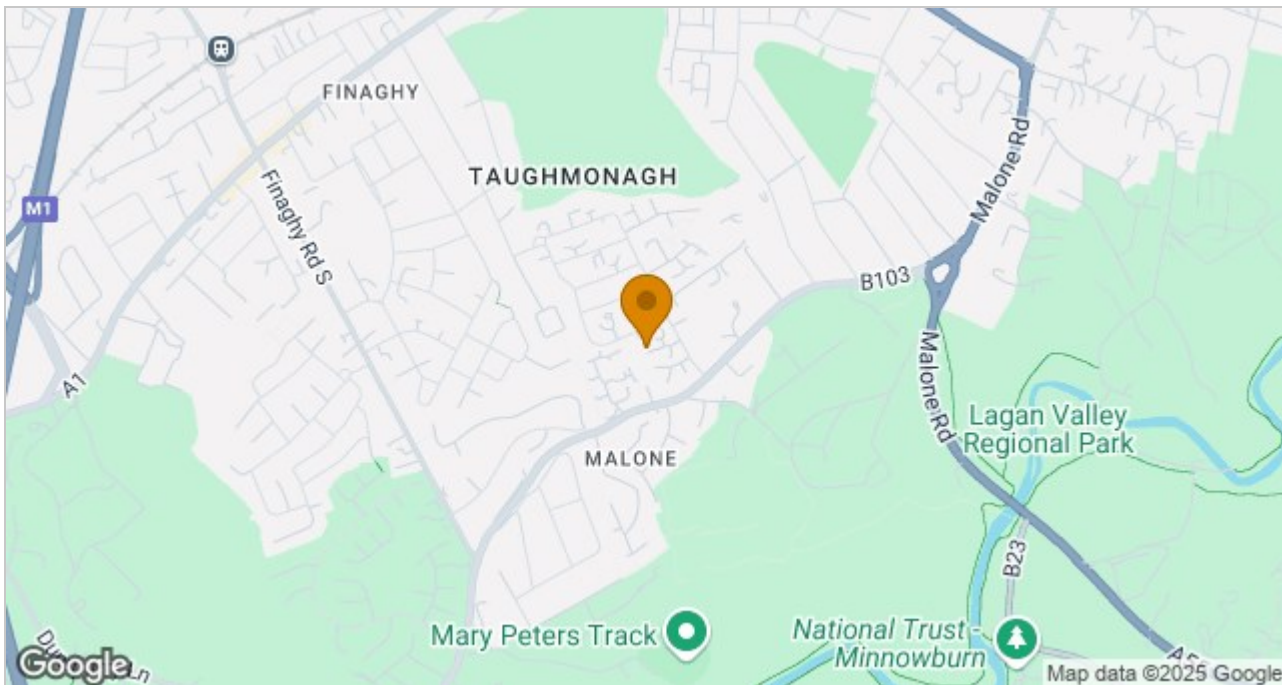


1ST FLOOR



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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