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Apt 5, 152 Malone Avenue

Lisburn Road, Belfast
BT9 6ET

Offers Over £225,000

APT 5, 152 MALONE AVENUE, BT9 6ET

- **Spacious First Floor Apartment With Excellent Outside Space**
- **Bright, Open Plan Living Dining Space with Excellent Views to Black Mountain**
- **Modern Fitted Kitchen**
- **Two Well Proportioned Double Bedrooms; Master with Ensuite**
- **Large Family Bathroom with Shower Over Bath**
- **Gas Fired Central Heating & Double Glazing**
- **Secure Gated Parking**
- **Large External Paved Private Patio with Westerly Aspect**
- **Within a Highly Regarded Apartment Complex**
- **Well Located for Amenities & Excellent Transport Links**



This excellent first floor apartment is located within a highly regarded and modern complex on the Lisburn Road. The property will be of interest to a range of prospective buyers given the spacious room sizes and excellent location.

Internally the property comprises a bright open plan living dining room, fitted kitchen with appliances, two double bedrooms (master with ensuite) and family bathroom. Gas fired central heating and double glazing are also featured. Externally the property boasts large external paved patio space which is rarely found in an urban apartment. The excellent views from the large corner balcony look out towards Black Mountain and provide excellent aspects for sun.

The location lends itself to a range of buyers with Belfast city centre within walking distance as well as arterial routes, access to Motorway and public transport links. A plethora of amenities are close at hand including shops, supermarkets, coffee shops, cafes, restaurants and bars.

Early viewing is recommended to appreciate this fantastic apartment, outside space and super location.





PROPERTY COMPRISES

Wooden front door leading to...

ENTRANCE HALL Storage cupboard/cloak space, intercom.

LIVING/DINING ROOM 24' 10" x 14' 0" (7.578m x 4.289m) (@ widest points) Sliding door to front and side patio space.

KITCHEN 11' 8" x 5' 11" (3.568m x 1.807m) Excellent range of high and low units, Formica worktop, tiled splashback, stainless steel sink unit with mixer tap, 4 ring gas hob, stainless steel extractor hood, integrated electric oven, integrated dishwasher, integrated fridge freezer.

MASTER BEDROOM 14' 0" x 10' 11" (4.286m x 3.338m) Storage cupboard with gas boiler.

ENSUITE Low flush WC, pedestal sink with mixer tap, tiled splashback, thermostatic shower in enclosure, extractor fan, spotlight track.

BATHROOM Low flush WC, wall mounted sink with mixer tap, panelled bath with mixer tap, thermostatic shower over bath, part tiled walls, extractor fan, spotlight track, tiled floor.

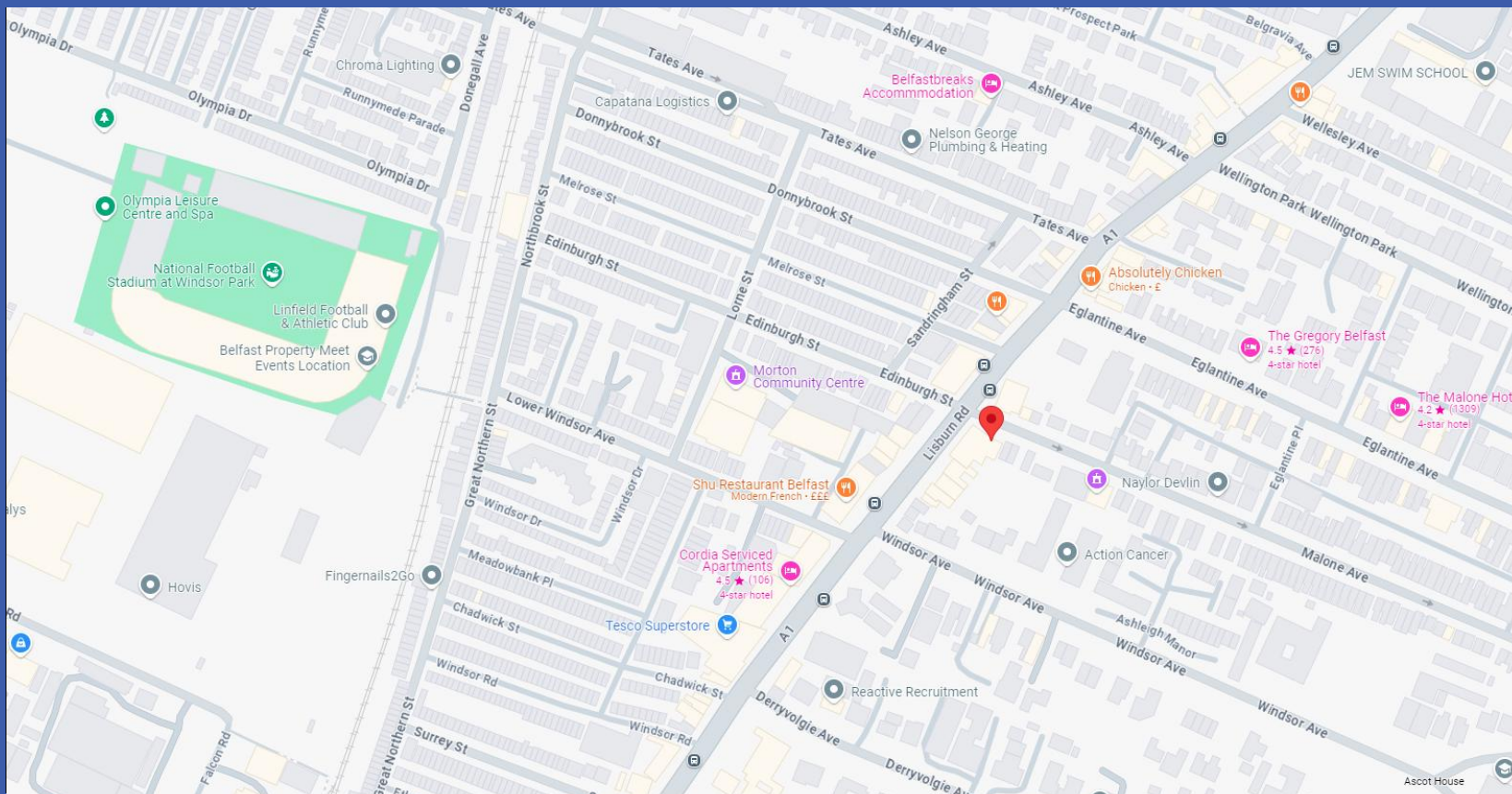
BEDROOM 2 14' 1" x 7' 4" (4.295m x 2.246m)

EXTERIOR Large paved private patio area to front and side.









Directions:
Coming out of Belfast on Lisburn Road Malone Avenue is on the left hand side just after the junction with Tates Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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