



Dub Lane,
BT9 5NB

£210,000



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34 Dub Lane, Belfast, BT9 5NB

£210,000

Tucked away in a quiet, yet convenient location in the heart of Malone, this semi-detached home on Dub Lane is an excellent opportunity to buy in a highly desirable area. This enviable location offers ease of access to Belfast City Centre and all the amenities on the Lisburn Road, excellent local schools and recreational activities to include the Lagan Tow Path, Mary Peters Track and Balmoral Golf Club. In brief the accommodation comprises of front living room, dining room, downstairs W/C and kitchen to the ground level whilst the first floor offers three generous sized bedrooms and shower room accompanied by separate WC. Externally this property offers driveway for multiple cars and low maintenance front and rear gardens. To arrange a viewing or for further information please contact Reeds Rains Ormeau Road on 02890 680420 or belfast@reedsrains.co.uk

PVC FRONT DOOR

ENTRANCE HALL

Original hardwood flooring.

LIVING ROOM

4.34m x 3.56m (14'3" x 11'8")

Bay window. Front aspect. Picture rail. Cornice work.

DINING ROOM

3.86m x 3.45m (12'8" x 11'4")

Rear aspect. Picture rail.

KITCHEN

4.39m x 2.36m (14'5" x 7'9")

Excellent range of high and low level units. Plumbed for washing machine. Stainless steel single drainer sink unit with mixer taps. Tiled floor. Plumbed for dishwasher.

Part tiled walls. Built in electric oven. 4 ring glass hob. Extractor fan. Space for fridge/freezer. Pull out breakfast bar. Tongue and groove ceiling. Pvc rear door.

DOWNSTAIRS WC

Low flush WC. Raised wash hand basin with mixer taps. Glass splash back. Extractor fan.

STAIRS TO:-

FIRST FLOOR LANDING

Built in storage cupboard. Pull down ladder to roofspace.

BEDROOM 1

3.86m x 2.87m (12'8" x 9'5")

Rear aspect. Wall to wall built in wardrobes.

BEDROOM 2

3.68m x 2.90m (12'1" x 9'6")

Front aspect. Wall to wall built in wardrobes.

BEDROOM 3

2.77m x 2.54m (9'1" x 8'4")

Front aspect.

SHOWER ROOM

Shower cubicle with 'Triton' electric shower. Part tiled walls. Part PVC panelled walls. Pedestal wash hand basin with mixer taps. Shelved hotpress.

SEPARATE WC

Low flush WC.

OUTSIDE

Front garden laid in loose stones with border hedging and bedding. Tarmac driveway for multiple cars. Enclosed rear garden with part paved patio / part tarmac. Raised beds with wood chip and plants. Outside tap. Outhouse. Summer house.

DETACHED GARAGE

5.38m x 2.74m (17'8" x 9'0")

Power and lighting. Up and over door.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

