

simon**BRIEN**  
RESIDENTIAL

47 Malone Meadows,  
Balmoral, BT9 5BG



Offers Over £599,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Attractive Three Storey Detached Family Home In a Quiet Cul De Sac
- Superb Adaptable Spacious Accommodation Throughout
- Reception Hall With Feature Floor To Ceiling Window
- Four Double Bedrooms with Master Including Luxury Fully Tiled Wet Room
- Living Room With Feature Fireplace With Double Doors To Dining Room With Upvc Door To Patio
- Modern Fitted Kitchen With Appliances & Separate Utility Room
- Separate Bright Family Room
- Office On Lower Ground Floor
- Luxury Fully Tiled Bathroom
- Oil Fired Central Heating
- Upvc Double Glazed Throughout
- Large Integral Double Garage Door
- Tarmac Driveway With Parking For Several Vehicles
- Front Garden In Lawn With Mature Trees & Shrubs & Enclosed Rear Garden With Paved Sitting Area
- Quiet Sought After BT9 Location And Convenient To Many Local Amenities, Main Transport Networks And Excellent Primary And Secondary School Facilities

#### DESCRIPTION

This superb detached three storey family home is located within Malone Meadows a much sought after residential location just off the prestigious Malone Road.

The property offers spacious family accommodation which has been superbly fitted out by the current owners and is adaptable to a purchasers needs. It offers a high level of specification and is well-appointed throughout with little to do but move in

On entering the front door to the Reception hall take a few steps which lead to a living room with double doors to dining room which leads to a modern fitted kitchen and separate utility room with a separate family room. On the lower floor there is a separate office and double integral garage. On the top floor there are 4 double bedrooms with a luxury ensuite and family bathroom. Outside to the front there is a driveway parking for several vehicles and mature gardens to the front and rear.

In summary, this is an opportunity to acquire a superb family home in a highly regarded location. Situated within easy reach of leading schools and local shops whilst being convenient to Belfast city centre and the main transport networks. This property can only be appreciated upon internal inspection.

Viewing is strictly by appointment only through our South Belfast office on 028 9066 8888.



#### ACCOMMODATION

##### GROUND FLOOR

##### RECEPTION HALL:

uPVC front door to reception hall with ceramic tiled floor, floor to ceiling window with high ceiling. Stairs to lower level

##### LOWER LEVEL

##### OFFICE:

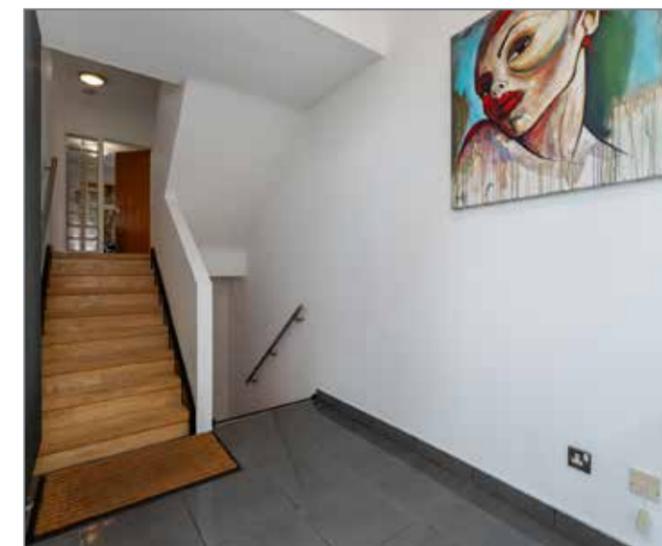
**11' 9" x 10' 4" (3.57m x 3.16m)**

Ceramic tiled floor.

##### DOUBLE INTEGRAL GARAGE:

**18' 9" x 18' 8" (5.71m x 5.70m)**

Power and light, roller shutter door, oil fired boiler.



##### GROUND FLOOR

##### LIVING ROOM:

**18' 8" x 12' 10" (5.69m x 3.91m)**

Limestone fireplace, double doors to --





**DINING ROOM:**  
12' 10" x 10' 8" (3.92m x 3.26m)

Double uPVC doors to patio

**KITCHEN:**  
16' 5" x 10' 8" (5.01m x 3.25m)

Range of high and low level units, low voltage spotlighting, ceramic hob, stainless steel and glass extractor fan, granite worktops, 'DePietroch' double oven, integrated washing machine, dishwasher and fridge.



**UTILITY ROOM:**

Ceramic tiled floor, range of high and low level units, stainless steel sink unit, plumbed for washing machine, space for tumble dryer, uPVC door leading outside.



**FAMILY ROOM:**  
12' 1" x 10' 3" (3.68m x 3.13m)

Laminate wood floor

**SEPERATE WC:**

Low flush WC, sink unit, tiled floor

**FIRST FLOOR**

**LANDING:**

Access to roofspace, shelved hotpress.

**PRINCIPLE BEDROOM:**  
12' 10" x 11' 11" (3.91m x 3.63m)



**ENSUITE SHOWER ROOM:**

Fully tiled, close coupled WC, pedestal wash hand basin, walk in double shower, low voltage spotlighting, extractor fan.

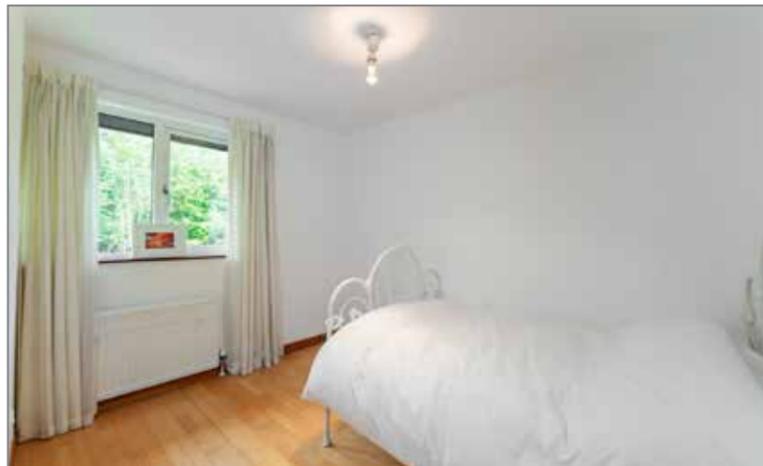
**BEDROOM (2):**  
12' 10" x 10' 8" (3.91m x 3.25m)



**BEDROOM (3):**  
12' 1" x 10' 3" (3.68m x 3.12m)



**BEDROOM (4):**  
10' 8" x 8' 0" (3.25m x 2.44m)



**BATHROOM:**  
Fully tiled, close coupled WC, pedestal wash hand basin, bath with telephone hand shower, shower with rainhead attachment above, low voltage spotlighting.

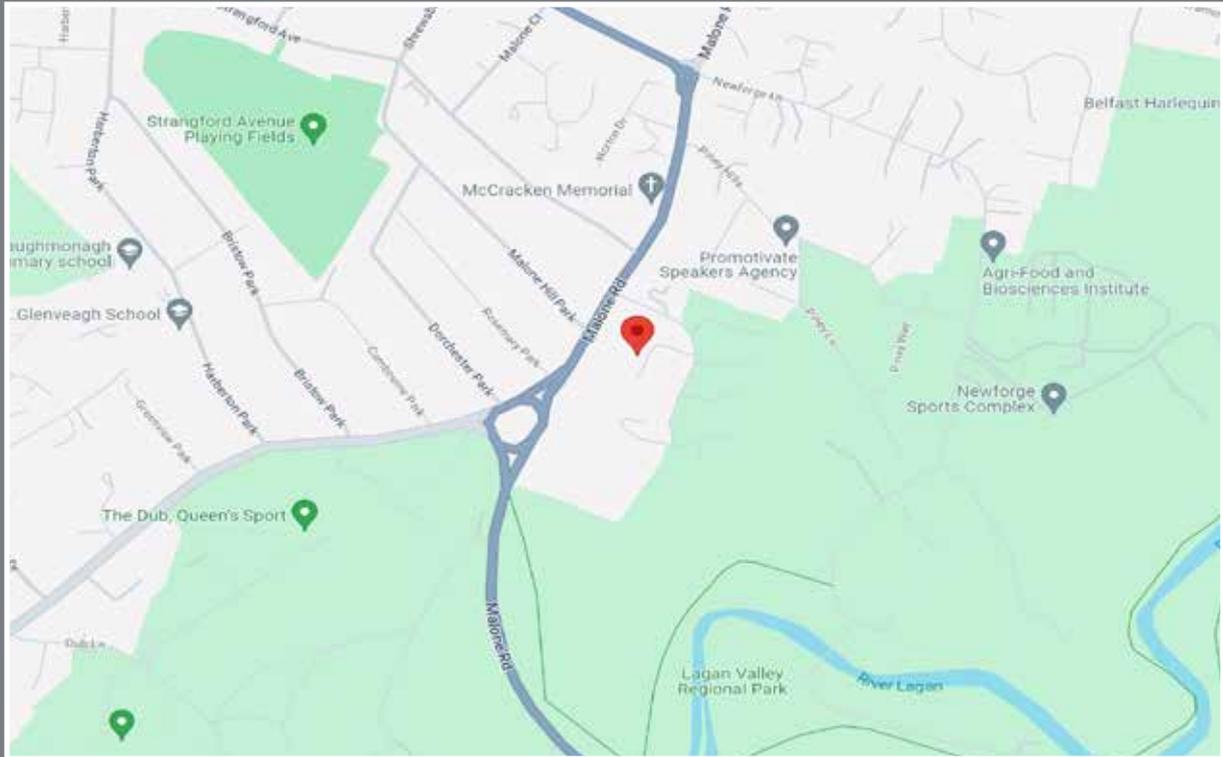


**OUTSIDE**

Tarmac driveway with parking for several vehicles. Front garden in lawn with mature trees and shrubs. Enclosed rear garden in lawn with mature trees and shrubs with paved sitting area.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/C/24/SD



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