

53A Maryville Park,
Malone Road, Belfast, BT9 6LP



Asking Price £695,000

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KEY FEATURES

- Modern Family Home In Sought After Malone Location
- Generously Proportioned Family Accommodation
- Drawing Room With Bay Window And Attractive Stone Fireplace
- State Of The Art Kitchen Open Plan To Family Room, Separate Utility Room
- Concertina Folding Doors To South Facing Patio And Enclosed Rear Garden
- Four Double Bedrooms (Two With Ensuite Shower Rooms)
- Large Second Floor Games Room Or Fifth Bedroom
- Spacious Bathroom, Two Ensuited & Cloakroom All With Contemporary Sanitary Ware & Tiling
- Gas Central Heating (Under Floor To Ground Floor)
- Hardwood Double Glazed Window Frames
- Wired For Entertainment System
- Integral Garage With Automated Entrance Door
- Automated Entrance Gates
- Walking Distance From Attractions Of The Lisburn Road
- Convenient To Excellent Schools, Public Transport & Social & Recreational Amenities On The Lisburn Road



SUMMARY

The sale of this modern detached family home represents a rare opportunity to purchase a brand new house in this mature Malone location.

The bright and spacious accommodation is laid out over three floors and has been finished to a high standard throughout. To the rear, folding concertina doors open out to a south facing patio and rear garden making this an excellent space for entertaining.

The many amenities of the Lisburn Road are just around the corner. Excellent schooling, public transport and road links are also close by. Only upon internal inspection will one begin to appreciate all that this fabulous home has to offer.

ACCOMMODATION

ENTRANCE
Double mahogany double doors with arched fanlight.

ENTRANCE HALL:
Solid Oak stairway to first floor. Ceramic tiled floor. Corniced ceiling. Ceiling rose.

LOUNGE:
18' 1" x 15' 9" (5.51m x 4.8m)
Measured into feature bay window, feature stone fireplace with inset gas fire. Point for flat screen TV. Ceramic tiled floor.



**OPEN PLAN KITCHEN/DINING/FAMILY ROOM:
25' 10" x 19' 6" (7.87m x 5.94m) (At widest points)**

Excellent range of cream high gloss high and low level units with illuminated work surfaces. 1.5 bowl inset stainless steel sink unit with mixer tap. Double oven. 5 ring gas hob and stainless steel extractor hood. Integrated fridge freezer. Ceramic tiled floor and recessed lighting. Contemporary stone fireplace with inset gas fire. Oak framed Concertina folding doors to patio and garden.

**UTILITY ROOM:
11' 4" x 9' 4" (3.45m x 2.84m) (To include guest WC)**

Range of built in units incorporating single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and space for dryer. Ceramic tiled floor. Door to side and access to integral garage.

GUEST WC:

White suite comprising pedestal wash hand basin and low flush WC. Ceramic tiled floor.





FIRST FLOOR

MAIN BEDROOM:

16' 4" x 11' 5" (4.98m x 3.48m)

Walk in wardrobe.

ENSUITE SHOWER ROOM:

Luxury appointed white suite incorporating fully tiled shower enclosure with 'Hans Grobe' shower. Wall hung wash hand basin and low flush WC. Tiled walls and floor. Chrome heated towel radiator.



BEDROOM (2):

14' 6" x 11' 5" (4.42m x 3.48m)

Walk in wardrobe.

ENSUITE SHOWER ROOM:

White suite comprising fully tiled shower area with 'Hans Grohe' shower, wall hung wash hand basin, illuminated wall mirror, heated towel rail and low flush WC. Tiled walls and floor. Chrome heated towel radiator.

BEDROOM (3):

15' 2" x 10' 9" (4.62m x 3.28m)

BEDROOM (4):

12' 0" x 11' 9" (3.66m x 3.58m)





FULLY TILED BATHROOM:

Contemporary white suite comprising bath with side mixer tap. fully tiled corner shower enclosure with chrome shower fittings. Wash hand basin in vanity unit. Illuminated wall mirror. Heated towel rail and low flush WC. Ceramic wall and floor tiling.

LANDING:

Oak stairway to second floor.



SECOND FLOOR

GAMES ROOM/BEDROOM (5): 22' 0" x 14' 10" (6.71m x 4.52m)

Double glazed skylights.

STORAGE ROOM: 20' 0" x 6' 10" (6.1m x 2.08m)

Radiator and power, access to under eaves storage.

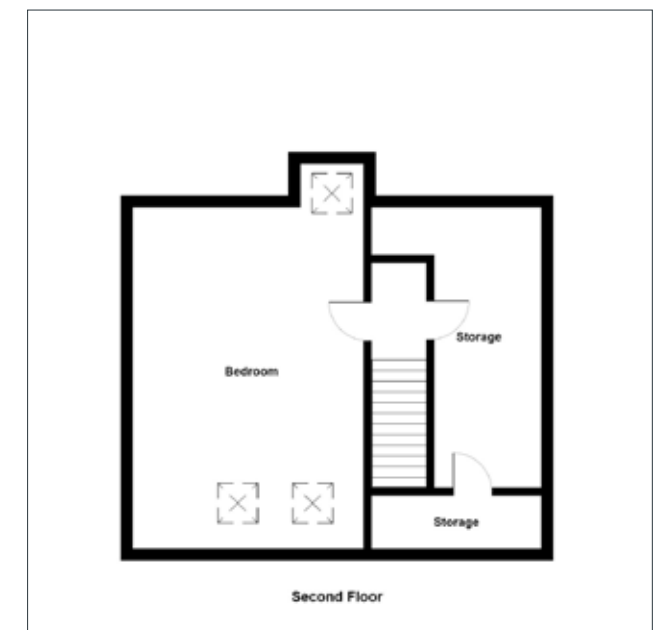
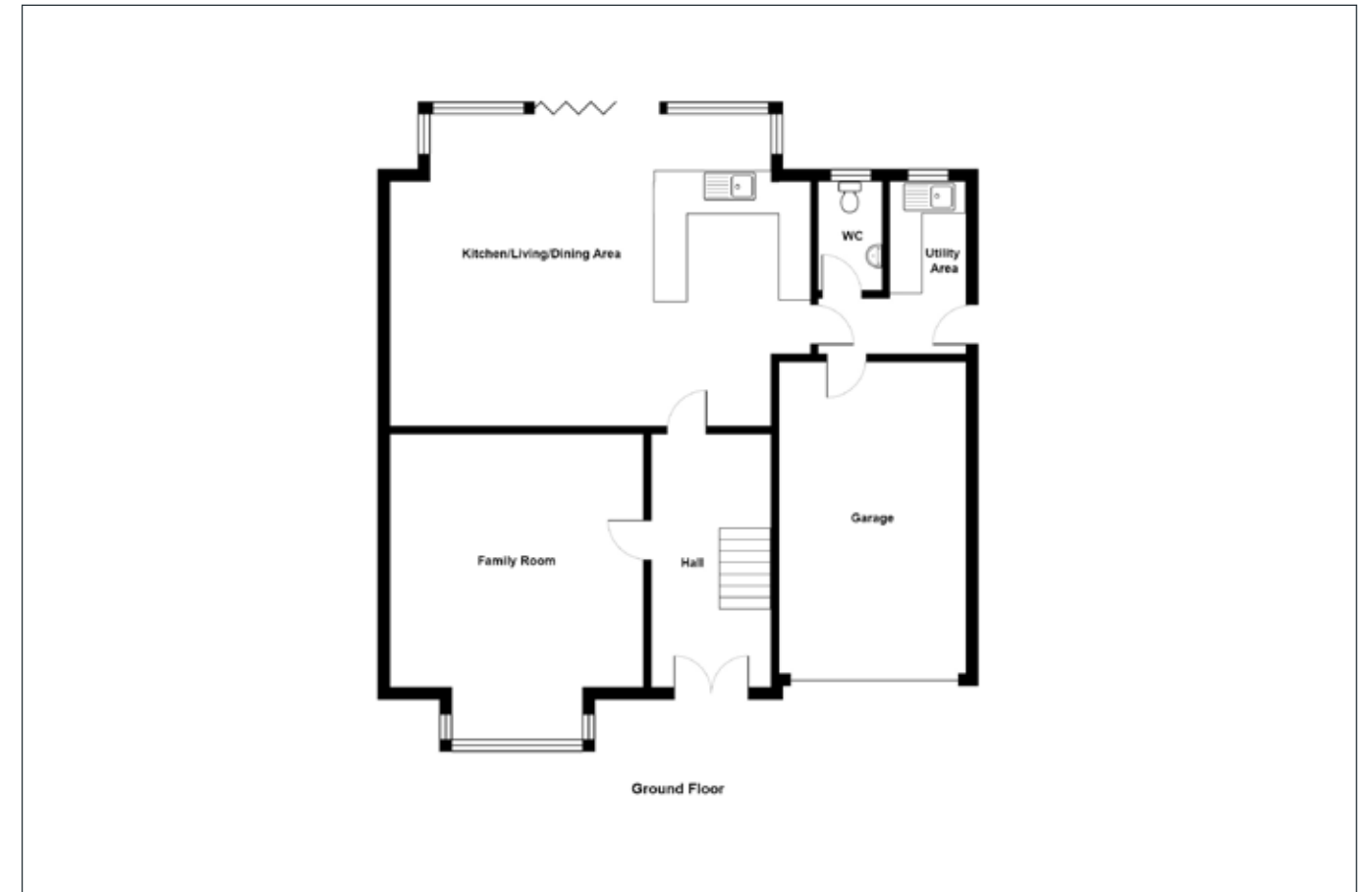
OUTSIDE

To front, extensive brick pavior driveway. Electronic timber sliding gates.

To rear, enclosed rear south facing garden laid in lawns and brick paved patio area. Exterior lighting and outside tap.

INTEGRAL GARAGE: 19' 2" x 11' 9" (5.84m x 3.58m)

Remote controlled door. Pressurised water cylinder and gas boiler. Shelving.



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



Lettings Department

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REF: EB/SJB/C/21



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	60 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2909-0727-7100-0290-8272

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