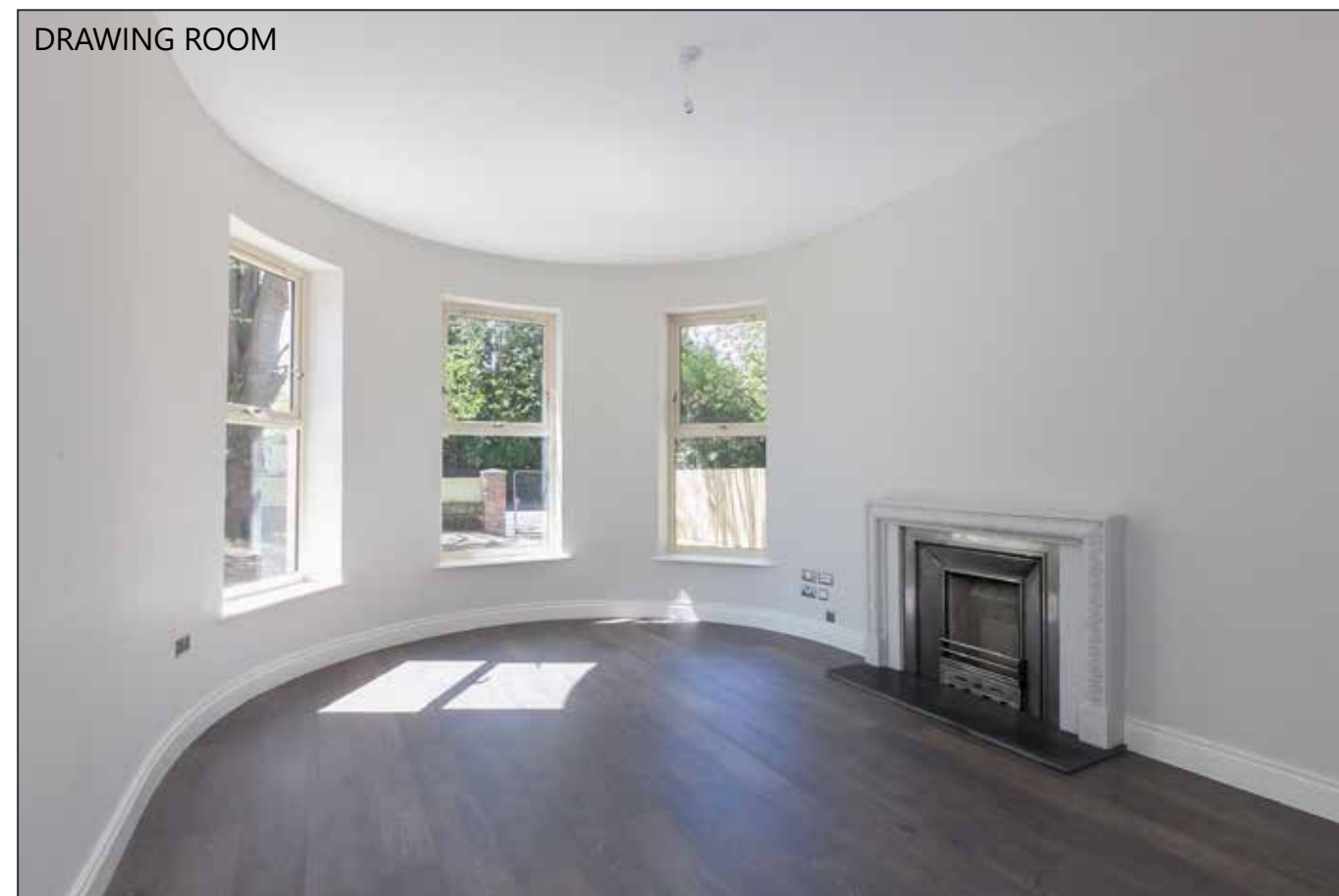


84 Balmoral Avenue,  
Malone, Belfast, BT9 6NY



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## KEY FEATURES

- Substantial Family Home Set Along Balmoral Avenue, South Belfast
- Recently Undergone An Extensive Renovation Programme
- Three Reception Rooms
- Contemporary Kitchen/Living/Dining Area
- Cloakroom, Utility Room
- Four Bedrooms, Master With Ensuite And Dressing Room, Bedroom 2 With Ensuite Facilities
- Contemporary Family Bathroom
- Gas Fired Central Heating, Fully Double Glazed
- Sweeping Driveway
- Lawns And Patio Areas To Front And Rear
- Full Planning Permission For A Detached Garage
- Suited To The Growing Family Wanting To Set Up Home In This Fine Area

## SUMMARY

This stunning red brick family home has been extensively refurbished and extended and offers contemporary well laid out accommodation for the growing family wanting to set up home in BT9.

The home comprises of three reception rooms, contemporary kitchen/living/dining area, utility and cloakroom. Upstairs there are four good sized bedrooms, Master with Dressing area and ensuite, bedroom 2 with ensuite, bedroom 3 with access to contemporary family bathroom and a fourth bedroom.

Externally the property is well set back off the road and offers excellent driveway parking as well as full planning permission for a detached garage. The gardens are laid out in lawns and patio areas to the front and rear.

The home is well located; set close to leading primary and grammar schools, motorway and public transport networks and the recreational amenities of South Belfast cafes and eateries of the Lisburn Road, along with parks such as Drumglass and access to the Lagan Tow Path.

To arrange a private viewing at your convenience please contact our South Belfast office on 028 9066 8888.





## ACCOMMODATION

### GROUND FLOOR

Period style entrance door with fanlight to...

### ENTRANCE HALL:

Black and white tiled floor. Under stairs storage cupboard.

### DRAWING ROOM:

**20' 2" x 12' 7" (6.15m x 3.84m) (into bay)**

Curved bay window. Period style fireplace with cast iron surround, slate hearth and open fire.

### SNUG/STUDY:

**12' 0" x 10' 0" (3.66m x 3.05m)**

### LIVING ROOM:

**14' 3" x 11' 9" (4.34m x 3.58m)**

Open to...



## KITCHEN/LIVING/DINING



### MAGNIFICENT KITCHEN/LIVING/DINING AREA:

**27' 11" x 22' 6" (8.51m x 6.86m)**

L shaped. Contemporary range of kitchen units. 1.5 stainless steel sink unit with mixer taps. Integrated oven and grill. Integrated fridge freezer. Integrated dishwasher. Integrated four ring gas hob with extractor over. Granite work surfaces. Central island unit with storage and breakfast bar area. Low voltage lighting. Ceramic tiled floor.

### UTILITY ROOM:

**13' 0" x 5' 4" (3.96m x 1.63m)**

Contemporary range of units. Single drainer stainless steel sink unit. Plumbed for washing machine and tumble dryer. Gas fired boiler. Ceramic tiled floor.

### CLOAKROOM:

Low flush WC. Pedestal wash hand basin. Ceramic tiled floor.

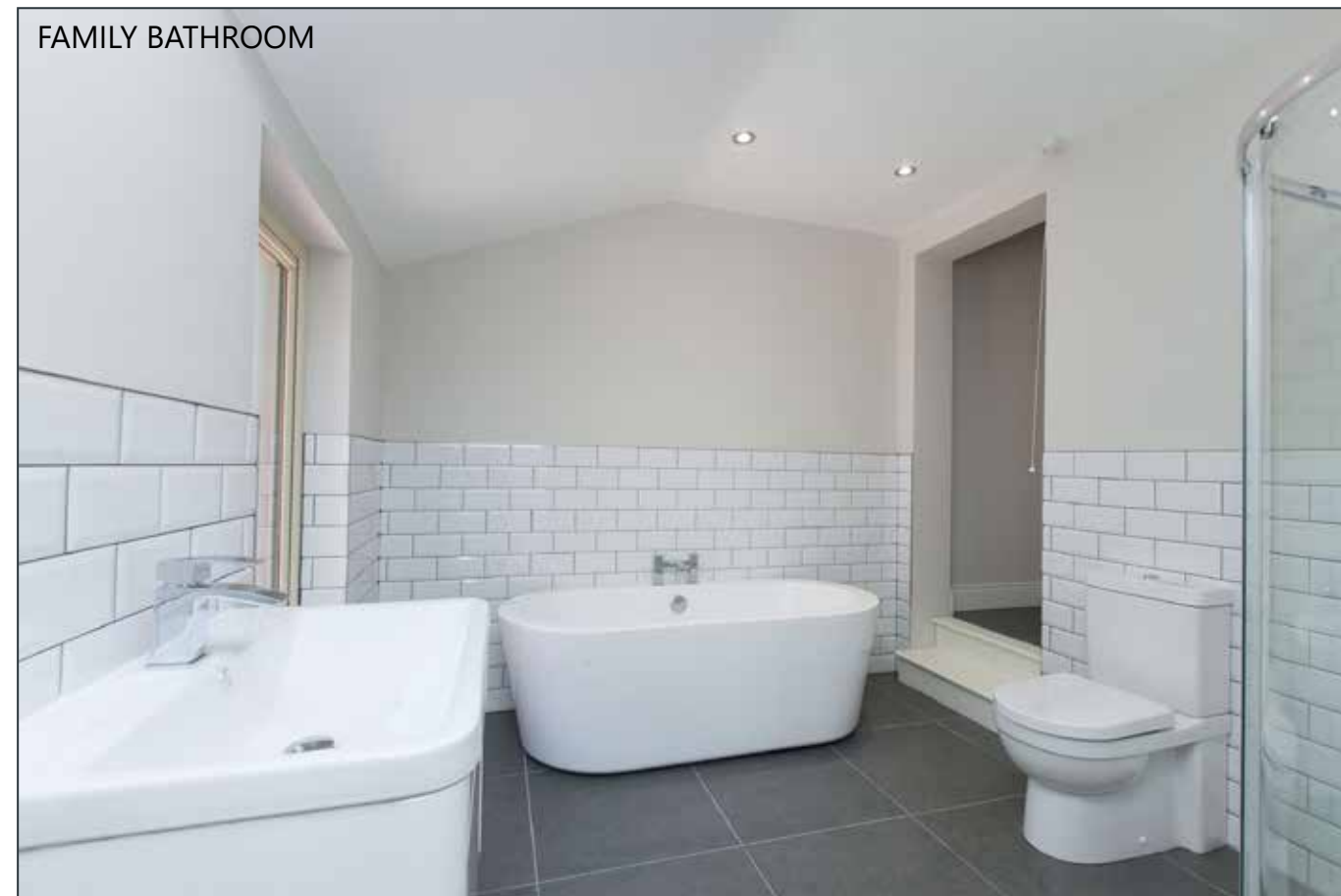




BEDROOM 2



FAMILY BATHROOM



BEDROOM 4



**FIRST FLOOR RETURN**

**SHELVED HOTPRESS:**

Built-in storage cupboard.

**MASTER BEDROOM:**

14' 0" x 13' 2" (4.27m x 4.01m)

**DRESSING ROOM:**

13' 2" x 7' 2" (4.01m x 2.18m)

**ENSUITE:**

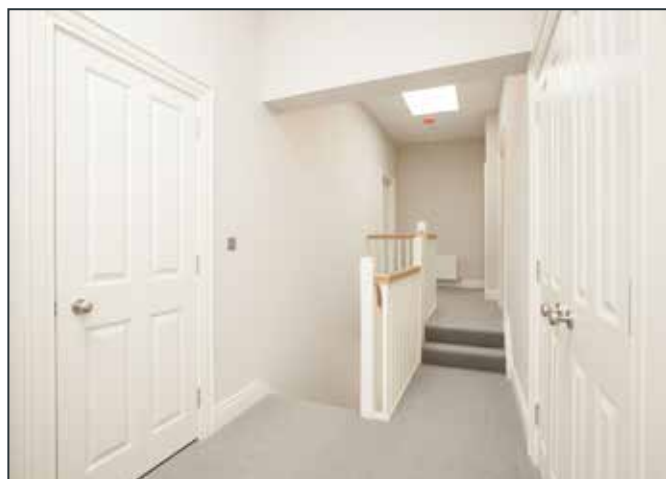
Fully tiled shower cubicle. Low flush WC. Wash hand basin with vanity unit. Chrome heated towel rail. Ceramic tiled walls and floor.

**BATHROOM:**

Contemporary white suite comprising freestanding bath with mixer taps. Fully tiled shower cubicle with thermostatic shower. Wash hand basin with vanity unit. Low flush WC. Partly tiled walls. Ceramic tiled floor. Low voltage lighting. Access to bedroom 3.







## MASTER BEDROOM



## FIRST FLOOR LANDING

### BEDROOM (2):

20' 2" x 12' 0" (6.15m x 3.66m) (into bay)

### ENSUITE:

Fully tiled walk-in shower cubicle. Low flush WC. Pedestal wash hand basin. Fully tiled walls. Ceramic tiled floor. Low voltage lighting.

### BEDROOM (3):

14' 4" x 11' 9" (4.37m x 3.58m)

Access to main bathroom.

### BEDROOM (4):

14' 4" x 10' 0" (4.37m x 3.05m) (into bay)



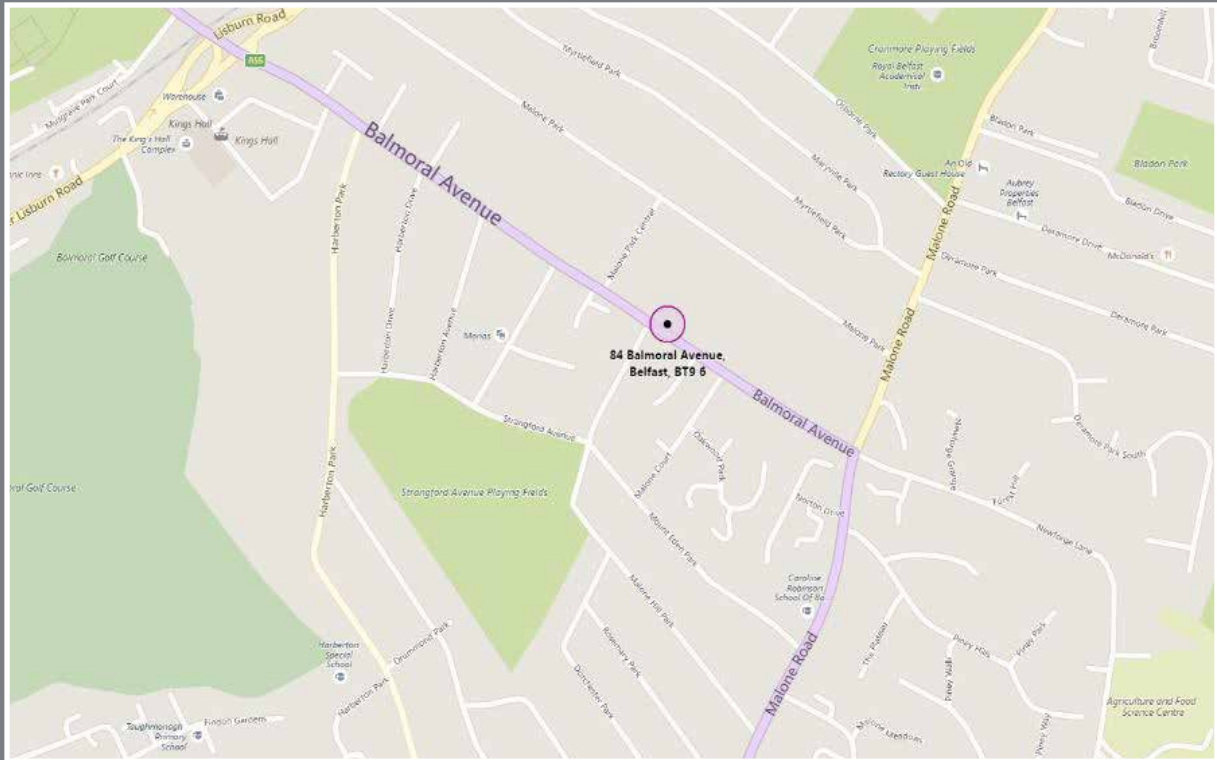
## OUTSIDE

Sweeping pebbled driveway. Front and rear lawns and patio areas. Timber boundary fencing. Planning permission for garage. Wired for electric gates.





# 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

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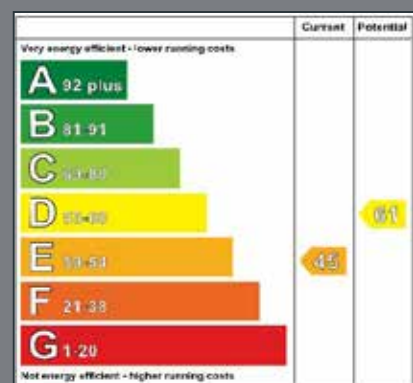


## Lettings Department

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