

simon**BRIEN**
RESIDENTIAL

39 Mount Eden Park,
Belfast, BT9 6RB



Asking Price £675,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home
- Well Presented Accommodation
- Four Generous Bedrooms
- Two Reception Rooms
- Modern Fully Fitted Kitchen with Central Island and Range of Appliances open to Dining
- Family Bathroom and Two Ensuite Shower Rooms
- Downstairs Cloakroom
- Gas Fired Central Heating
- PVC Double Glazing
- Large Detached Garage and Driveway Parking
- Spacious Well Tended Gardens To Rear
- Popular And Convenient Location Close To All Local Amenities, Schooling, City Centre And Transport Networks
- Viewing by Private Appointment

DESCRIPTION

Mount Eden Park is one of South Belfast's leading residential addresses off the main Malone Road and close to excellent schooling within the area together with the vibrant Lisburn Road and its vast array of amenities. The property is also well placed for commuting to Belfast city centre and other surrounding areas via the nearby motorway networks.

This particular detached family home is attractive from an external appraisal and has well presented accommodation with four generous bedrooms, two reception rooms together with spacious kitchen/dining, family bathroom, two ensembles and downstairs cloakroom. Externally, the property is positioned on a generous site with excellent gardens to the rear, garage and driveway parking.

Likely to be of interest to the growing family wanting to set up home in this exceptional residential location. Viewing is by private appointment through our South Belfast office on 028 9066 8888

ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

PVC Door to Entrance Porch, inner door to Entrance Hall



GROUND FLOOR

CLOAKROOM:

Low flush WC, pedestal wash hand basin



LIVING ROOM:

17' 3" x 11' 4" (5.26m x 3.45m)

Attractive Feature Fireplace, wood strip flooring



FAMILY ROOM:

11' 8" x 11' 1" (3.56m x 3.38m)

Wood strip flooring

KITCHEN/DINING:

25' 3" x 15' 1" (7.7m x 4.6m)

Excellent Range of High and Low Level units, central island unit with breakfast bar area, inset sink, oven and hob, integrated fridge freezer, washing machine, dishwasher. Double doors to rear garden



FIRST FLOOR

BEDROOM (1):

14' 6" x 11' 0" (4.42m x 3.35m)



ENSUITE:

Fully Tiled Shower Enclosure, overhead shower, telephone hand shower, low flush WC, pedestal wash hand basin



BEDROOM (2):

11' 3" x 11' 1" (3.43m x 3.38m)



ENSUITE:

Fully Tiled Shower Enclosure, low flush WC, pedestal wash hand basin



BEDROOM (3):

15' 0" x 11' 4" (4.57m x 3.45m)





BEDROOM (4):
9' 7" x 7' 5" (2.92m x 2.26m)

BATHROOM:
Panelled bath, mixer taps, separate shower enclosure, low flush WC, pedestal wash hand basin.

OUTSIDE

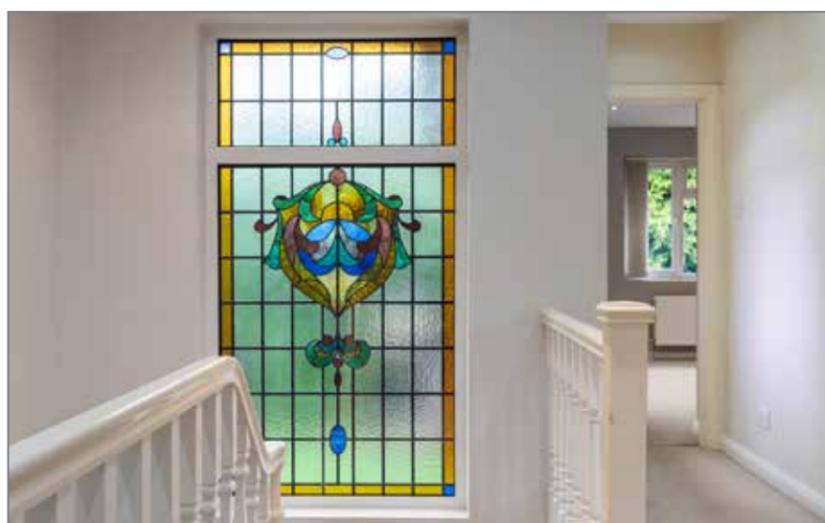
Gardens, lawns and patio.

GARAGE:

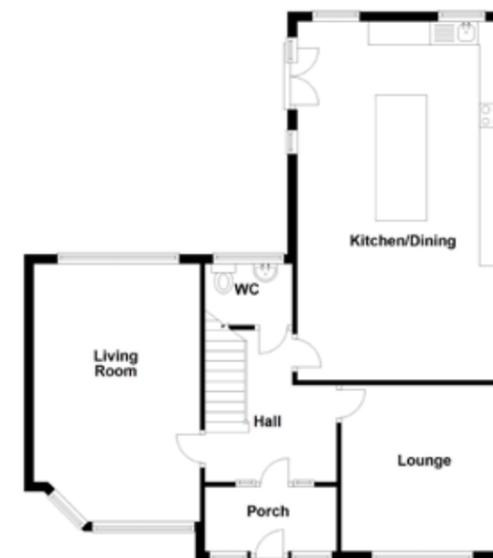
35' 0" x 8' 9" (10.67m x 2.67m)



LANDING:
Access to floored roofspace



Ground Floor

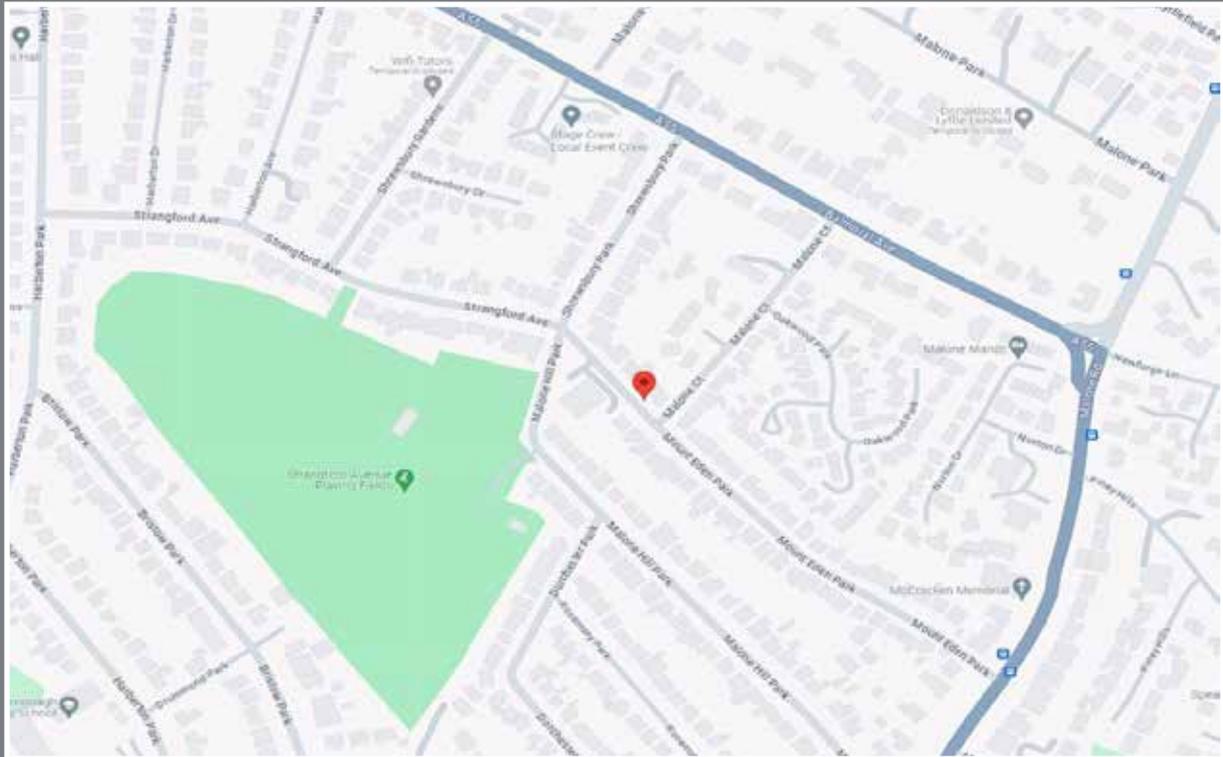


This plan is for illustrative purposes only.
Plan produced using PlanUp.
39 Mount Eden Park, Belfast

First Floor



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

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: ML/B/24/SD



EPC REF: 0310-2210-2320-2194-4565

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