

**1 Beechlands,  
Malone Road, Belfast, BT9 5HU**



**Offers Over £250,000**

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





## KEY FEATURES

- **CASH BUYERS ONLY - As In Need Of Extensive Modernisation & Updating**
- **Potential Site For Replacement Dwelling Subject To Relevant Planning Approval**
- Lounge, Living Room & Dining Room
- Kitchen / Breakfast Area
- Downstairs Bathroom
- Three Bedrooms On First Floor
- Partially Double Glazed Windows
- Front Garden In Lawns & Side Driveway Parking
- Extensive South Facing Rear Garden In Lawns, Trees & Shrubs

## SUMMARY

Seldom does the opportunity arise to purchase a detached bungalow/potential site for replacement dwelling in this much sought after quiet residential area off the Malone Road. It will be of interest to both downsizers, and families due to the generous mature site. The existing property requires extensive updating, and modernisation.

The home is suitable for those seeking all of the privacy which comes with a home of this nature, whilst remaining convenient to leading primary and grammar schools, motorway, and public transport networks, and just a short walking distance to the Lisburn Road.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH:

Glazed front door leading to:

#### ENTRANCE HALL:

Storage cupboard.

#### LIVING ROOM:

**16' 0" x 13' 7" (4.88m x 4.14m)**

Fireplace.

#### LOUNGE:

**16' 0" x 15' 8" (4.88m x 4.78m)**

Fireplace.

#### BATHROOM WITH SEPARATE WC



#### DINING ROOM:

**12' 11" x 11' 4" (3.94m x 3.45m)**

#### KITCHEN:

**17' 5" x 11' 3" (5.31m x 3.43m)**

Door to rear.





#### FIRST FLOOR

##### BEDROOM (1):

23' 5" x 11' 11" (7.14m x 3.63m) (at widest points)

Eaves storage.

##### ENSUITE SHOWER ROOM

##### BEDROOM (2):

13' 10" x 12' 2" (4.22m x 3.71m) (at widest points)

Built-in cupboard. Pedestal wash hand basin.

##### BEDROOM (3):

11' 0" x 6' 8" (3.35m x 2.03m)





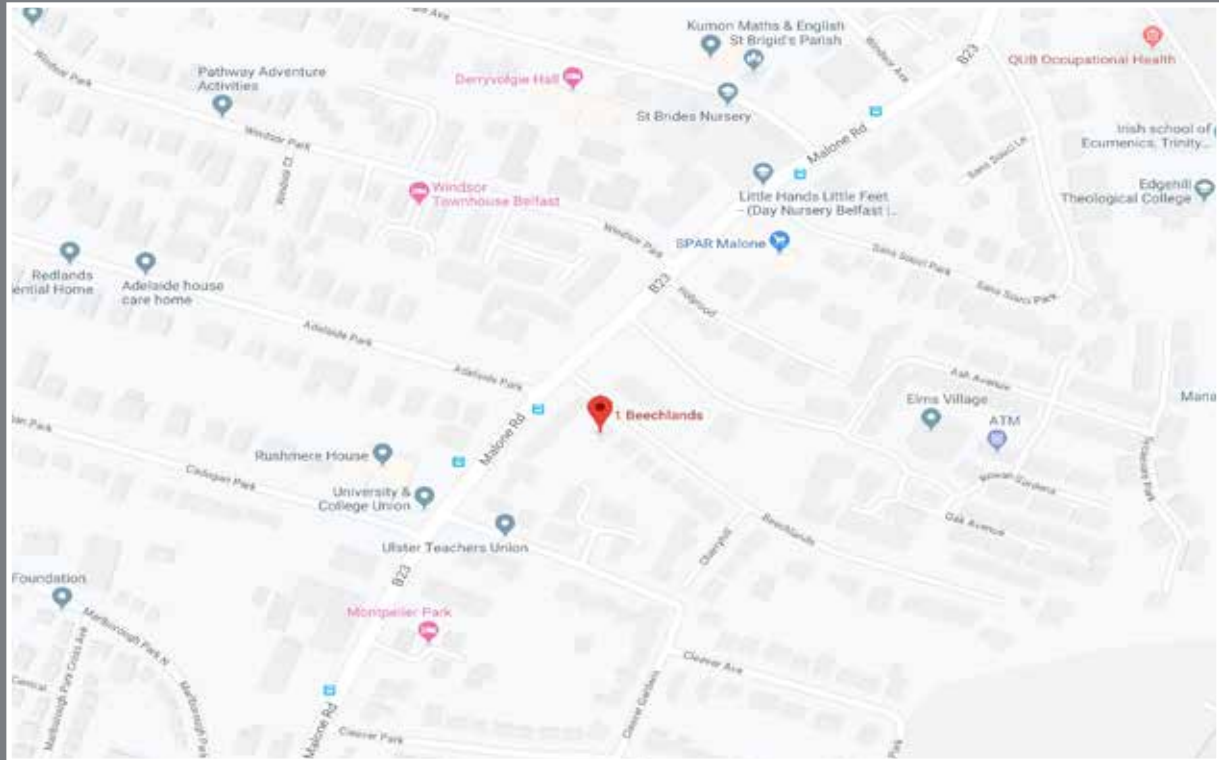


## OUTSIDE

Side tarmac driveway parking leading to Detached Garage at rear. Front garden in lawns with trees and shrubs, and boundary hedging. Extensive south facing rear garden in lawns with trees and shrubs.



# 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: EB/H/19/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		68
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20	24	
Not energy efficient - higher running costs		

EPC REF: 0689-2073-0288-7501-4950

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