

15F Malone Valley Park,  
Belfast, BT9 5PZ



Asking Price £192,500

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





## KEY FEATURES

- Exceptionally Well Appointed Penthouse Apartment
- Two Double Bedrooms
- Kitchen With Excellent Range Of Integrated Appliances Open To Casual Dining Area
- Living Room With Access To Balcony
- Luxury Bathroom And Ensuite
- Large Roofspace For Storage
- Phoenix Natural Gas Central Heating And Double Glazing
- Superb Presentation Throughout
- Popular And Sought After Location In The Heart Of Malone But Close To Motorway Networks, Local Amenities And Belfast City Centre
- Viewing Strictly By Private Appointment

## SUMMARY

Set within an exclusive development of detached homes, townhouses and apartments this superb penthouse apartment is finished to an exceptional standard throughout and is ready for immediate occupation – ideal for the professional couple or for those downsizing within the area.

The location is superb in the heart of Malone, with easy access to the Outer Ring and M1 motorway network, city centre and Lisburn Road with its vast array of amenities.

The accommodation which is well presented throughout comprises of entrance hall, spacious living room open to kitchen with casual dining area, two double bedrooms, bathroom and ensuite. Externally there is ample resident and visitor parking and communal grounds.

All in all this is an exceptionally well appointed apartment situated within a highly regarded residential location. Viewing is by appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL:

Stairs to...

### SECOND FLOOR

#### ENTRANCE HALL:

Hardwood door to entrance hall. Laminate floor.

#### MASTER BEDROOM:

**13' 4" x 11' 6" (4.06m x 3.51m)**

Fitted wardrobe.

#### ENSUITE:

Fully tiled shower enclosure. Low flush WC. Wash hand basin and vanity unit.

#### BEDROOM (2):

**12' 0" x 9' 6" (3.66m x 2.9m)**

Fitted wardrobes. Built-in cupboard.

#### BATHROOM:

White suite. Jacuzzi bath, mixer taps, telephone hand shower. Low flush WC. Wash hand basin. Fully tiled walls. Built-in cupboard.

#### LIVING ROOM:

**11' 7" x 11' 6" (3.53m x 3.51m)**

Laminate floor. Open to...

#### KITCHEN/DINING:

**12' 11" x 9' 2" (3.94m x 2.79m)**

Excellent range of high and low level units. 1.5 tub single drainer sink unit. 4 ring gas hob. Electric oven. Integrated fridge freezer, dishwasher, washing machine. Gas boiler. Access to patio/terrace.

#### ADDITIONAL INFORMATION

Management Charge: £1,000 per annum







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# 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: ML/K/19/FB



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	76	79
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 9421-0129-6929-7676-8906

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