

simon**BRIEN**
RESIDENTIAL

22 Piney Hills,
Malone Road, Belfast, BT9 5NR



Asking Price £375,000

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www.simonbrien.com

KEY FEATURES

- Highly Desirable Detached Bungalow In The Heart Of Malone
- Well Proportioned And Adaptable Accommodation Throughout
- Requiring Modernisation And Updating
- Two Main Reception Rooms & Family Room (Or Bedroom 4)
- Open Plan Kitchen To Conservatory/ Garden Room
- Separate Utility Room Leading To Integral Garage
- 3 Bedrooms, 2 With Built-In Furniture
- Good Sized Family Bathroom With Coloured Suite
- Ample Driveway Car Parking, And Gardens To Front
- Mature Gardens To Front In Lawn And Extensive Rear Tiered Gardens With Mature Trees And Shrubs
- Oil Fired Central Heating / Majority UPVC Double Glazed Windows



SUMMARY

Piney Hills is a delightful quiet residential location, situated off the highly regarded Malone Road, comprising of a variety of individual detached homes on generous landscaped sites. No 22, is a detached bungalow which is now requiring modernisation and updating.

Leading schools are close to hand as is the bustling Lisburn Road with its variety of shops, cafes and restaurants whilst Belfast city centre can be easily accessed by car or public transport.

This sale represents an excellent opportunity to purchase a spacious home on an impressive site, in a popular and convenient location.



ACCOMMODATION

Glazed front door and side panels.

ENTRANCE HALL:

Cloakroom with coloured suite. Separate cloaks cupboard. Hotpress. Access to roofspace.

LOUNGE:

19' 9" x 12' 0" (6.02m x 3.66m)

Attractive marble fireplace. Cornice ceiling. Door to dining room.



DINING ROOM:

19' 8" x 11' 10" (5.99m x 3.61m)

Cornice ceiling. Sliding door to kitchen.

KITCHEN:

15' 4" x 10' 3" (4.67m x 3.12m)

Full range of high and low level units. 4 ring ceramic hob. Indesit oven. Formica worktops. 1.5 bowl single drainer sink unit. Part tiled walls. Ceramic tiled floor. Door to side. Open plan to garden room.

CONSERVATORY/GARDEN ROOM:

18' 6" x 13' 8" (5.64m x 4.17m)

Ceramic tiled floor. Double doors to rear. Door to utility.



UTILITY:

9' 9" x 6' 7" (2.97m x 2.01m)

Door to garage.

INTEGRAL GARAGE:

18' 4" x 10' 9" (5.59m x 3.28m)

Light and power. Oil fired boiler. Roller shutter door.

FAMILY ROOM/BEDROOM (4):

11' 11" x 10' 11" (3.63m x 3.33m)



BATHROOM:

Coloured suite comprising low flush WC, panelled bath, bidet, fully tiled shower cubicle and vanity unit. Fully tiled walls.

BEDROOM (1):

9' 1" x 6' 9" (2.77m x 2.06m)

Built-in robe.

BEDROOM (2):

12' 1" x 9' 4" (3.68m x 2.84m)

Range of built-in robes and cupboards.

BEDROOM (3):

12' 9" x 9' 10" (3.89m x 3m)

Range of decorative built-in robes and cupboards. Wash hand basin.

OUTSIDE

Mature front garden in lawns with trees, shrubs and flower beds. Good sized tarmac driveway leading to garage. Garden shed. Extensive mature rear tiered gardens 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

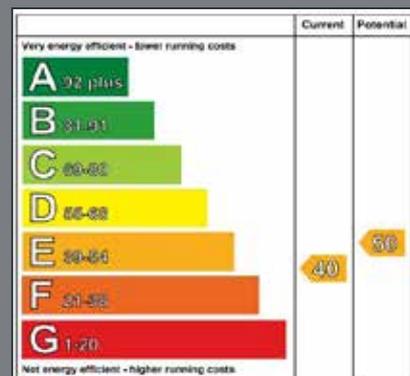


Lettings Department

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/L/19/FB



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