

3 Upper Malone Road,  
Belfast, BT9 6TD



Asking Price £650,000

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



## KEY FEATURES

- Attractive Detached Family Home
- Well Presented Accommodation Extending To Approximately 4,200 Sq Ft
- Six Generous Bedrooms
- Two Formal Reception Rooms
- Superb Open Plan Kitchen With Living & Dining Area
- Garden Room
- Contemporary Bathroom & Two Ensuites
- Utility Room & Downstairs Cloakroom
- Gas Fired Central Heating & Double Glazing
- Fully Enclosed Private Rear Garden
- Attached Garage & Driveway Parking
- Ideal For Growing Family In Today's Market
- Prime Residential Location In Heart Of BT9
- Close To Local Amenities, Schooling & Transport Routes

## SUMMARY

Exceptionally well positioned on the main Upper Malone Road in the heart of South Belfast, the property is perfect situated to enjoy close proximity to all local amenities, schooling, Belfast City Centre, and main transport routes, as well as a number of social and recreational amenities within the immediate area.

The property extends to approximately 4,200 Sq Ft and provides superb family accommodation comprising of six bedrooms, three reception rooms, together with open plan kitchen/living/dining area, utility room, downstairs shower room, bathroom, and two ensuites. Externally, the property is accessed via electric gates benefitting from enclosed rear gardens, together with garden room, attached garage, and driveway parking.

Likely to be of interest to the growing family in today's market. Viewing of this superb property is by private appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

PVC door leading to:

### ENTRANCE PORCH:

Inner door to:

### SPACIOUS ENTRANCE HALL:

Tiled floor.

### DRAWING ROOM:

**14' 9" x 11' 8" (4.5m x 3.56m)**

Attractive feature sandstone fireplace with gas fire. Wood strip flooring.

### DINING ROOM:

**14' 3" x 12' 9" (4.34m x 3.89m)**

### OPEN PLAN KITCHEN / LIVING / DINING AREA:

**30' 5" x 28' 4" (9.27m x 8.64m) (at widest points)**

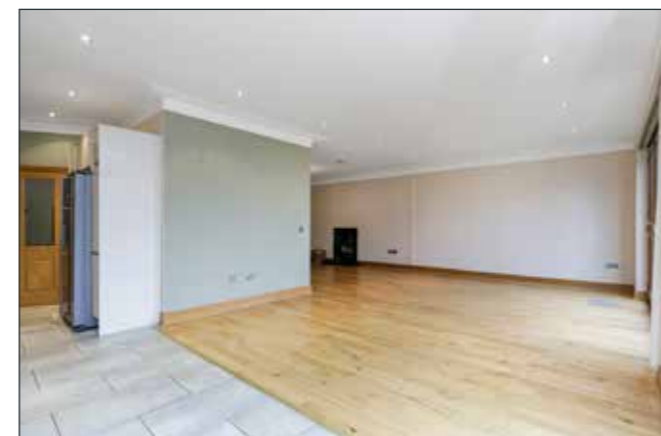
In the living area - wood-burning stove. Wood strip flooring. Twin double doors to rear.

In the kitchen - excellent range of high and low level units. Single drainer sink unit. 'Bosch' 5 ring gas hob. Double electric oven. Plate warmer. Cloaks cupboard. Integrated fridge/freezer, microwave and dishwasher. Ceramic tiled floor.

### UTILITY ROOM:

**11' 11" x 10' 0" (3.63m x 3.05m)**

Range of high and low level units. Single drainer sink unit. Plumbed for washing machine.





#### **SHOWER ROOM:**

Panel shower enclosure. Low flush WC. Wash hand basin in vanity unit. Bidet. Heated towel rail.

Oak staircase to:

#### **FIRST FLOOR**

##### **BEDROOM (1):**

**28' 5" x 11' 6" (8.66m x 3.51m)**

Built-in wardrobe. Wood strip flooring.

##### **ENSUITE SHOWER ROOM:**

Fully tiled shower enclosure with shower attachment. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor.

##### **BEDROOM (2):**

**14' 0" x 11' 6" (4.27m x 3.51m)**

##### **ENSUITE SHOWER ROOM:**

Fully tiled shower enclosure with shower attachment. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor.





**BEDROOM (3):**  
**16' 2" x 14' 10" (4.93m x 4.52m)**

**BEDROOM (4):**  
**14' 8" x 9' 8" (4.47m x 2.95m)**

Built-in cupboard.

**BATHROOM:**

Raised panelled bath with mixer taps. Fully tiled shower enclosure with overhead shower and telephone hand shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor.

**LANDING:**

Hotpress.

**SECOND FLOOR**

**BEDROOM (5):**  
**17' 4" (into bay) x 11' 8" (5.28m x 3.56m)**

Access to eaves storage.

**BEDROOM (6):**  
**12' 7" x 11' 5" (3.84m x 3.48m)**

Access to eaves storage.

**WC:**

Low flush WC. Wash hand basin.

**OUTSIDE**

Parking to front. Enclosed gardens to rear with patio and lawns.

**ATTACHED GARAGE**





# 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/I/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	72	74
<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: 9502-3106-7722-7590-7103

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