

1 Malone Valley Park,  
Malone, Belfast, BT9 5PZ



Asking Price £475,000

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



## KEY FEATURES

- The Gatelodge At Malone Valley Park
- Attractive Red Brick Detached Home
- Beautifully Proportioned & Exceptionally Well Presented Accommodation
- Three Double Bedrooms
- Three Reception Rooms
- Modern Fully Fitted Kitchen With A Range Of Appliances
- Contemporary Bathroom / Ensuite & Downstairs Cloakroom
- Gas Fired Central Heating (Underfloor Heating To Ground Floor)
- PVC Double Glazing
- Alarm System Installed
- Central Beam Vacuum System
- Detached Garage
- Generous Driveway Parking
- Beautifully Well Tended Gardens In Lawns & Patio Providing A High Level Of Privacy
- Popular & Exceptionally Convenient South Belfast Location, Close To Local Amenities & Main Transport Routes

## SUMMARY

We are delighted to offer for sale the Gatelodge at Malone Valley Park, which is an exceptional detached property finished to the highest of standards by the present vendors.

The accommodation which is beautifully proportioned throughout, provides a layout of, three double bedrooms together with three reception rooms, high quality fully fitted kitchen with a range of appliances, together with contemporary bathroom and ensuite.

Externally, the property benefits from beautiful well tended gardens in lawn and patio, detached garage and driveway parking.

The location is one of South Belfast's finest, close to an excellent range of local amenities, transport networks, together with excellent schooling, and Belfast City Centre which is a short drive away.

Likely to be of interest to the young professional couple, or those potentially downsizing within the area. Viewing is strictly by private appointment through our South Belfast office on 028 9066 8888.





## ACCOMMODATION

### GROUND FLOOR

PVC door leading to:

#### ENTRANCE HALL:

With cloakroom, comprising of low flush WC. Pedestal wash hand basin.

#### LIVING ROOM:

**17' 0" x 10' 8" (5.18m x 3.25m)**

Marble tiled floor. Storage cupboard.

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#### **KITCHEN:**

**14' 5" x 9' 7" (4.39m x 2.92m)**

Excellent range of high and low level units. 1.5 bowl single drainer stainless steel sink unit. Island unit with gas hob, electric oven and steamer. Stainless steel extractor hood. Integrated dishwasher. Recessed for American style fridge freezer. Marble tiled floor. Steps to:

#### **FAMILY ROOM:**

**16' 2" x 14' 5" (4.93m x 4.39m)**

Gas fire. Marble tiled floor. Double doors to garden.

#### **CONSERVATORY:**

**16' 2" x 11' 9" (4.93m x 3.58m)**

Marble tiled flooring. Double doors to patio.

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## FIRST FLOOR

### BEDROOM (2):

14' 5" x 9' 2" (4.39m x 2.79m)

Range of built-in furniture.

### BEDROOM (3):

12' 6" x 10' 8" (3.81m x 3.25m)

Range of built-in furniture. Wash hand basin in vanity unit.

### BATHROOM:

Jacuzzi bath. Enclosed shower. Low flush WC. Pedestal wash hand basin.

Stairs to:

### MASTER BEDROOM:

12' 8" x 10' 9" (3.86m x 3.28m)

Range of built-in furniture and wardrobes.

### ENSUITE SHOWER ROOM:

Enclosed shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor.







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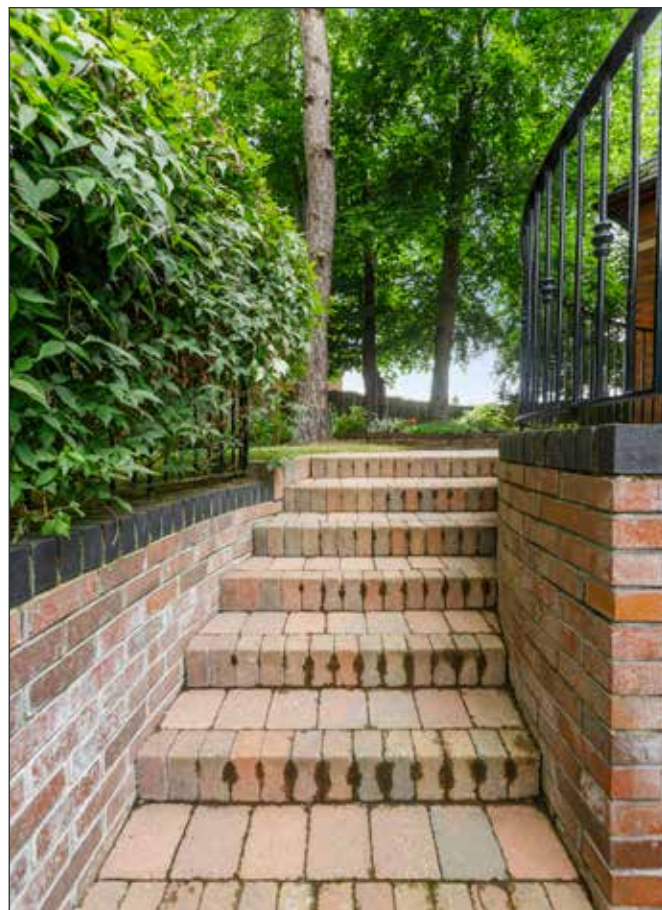
## OUTSIDE

Courtyard style garden with patio area, lawns and generous parking.

### DETACHED GARAGE:

**18' 0" x 11' 3" (5.49m x 3.43m)**

Remote control up and over door. Light and power. Belfast sink. Plumbed for washing machine. Storage above.



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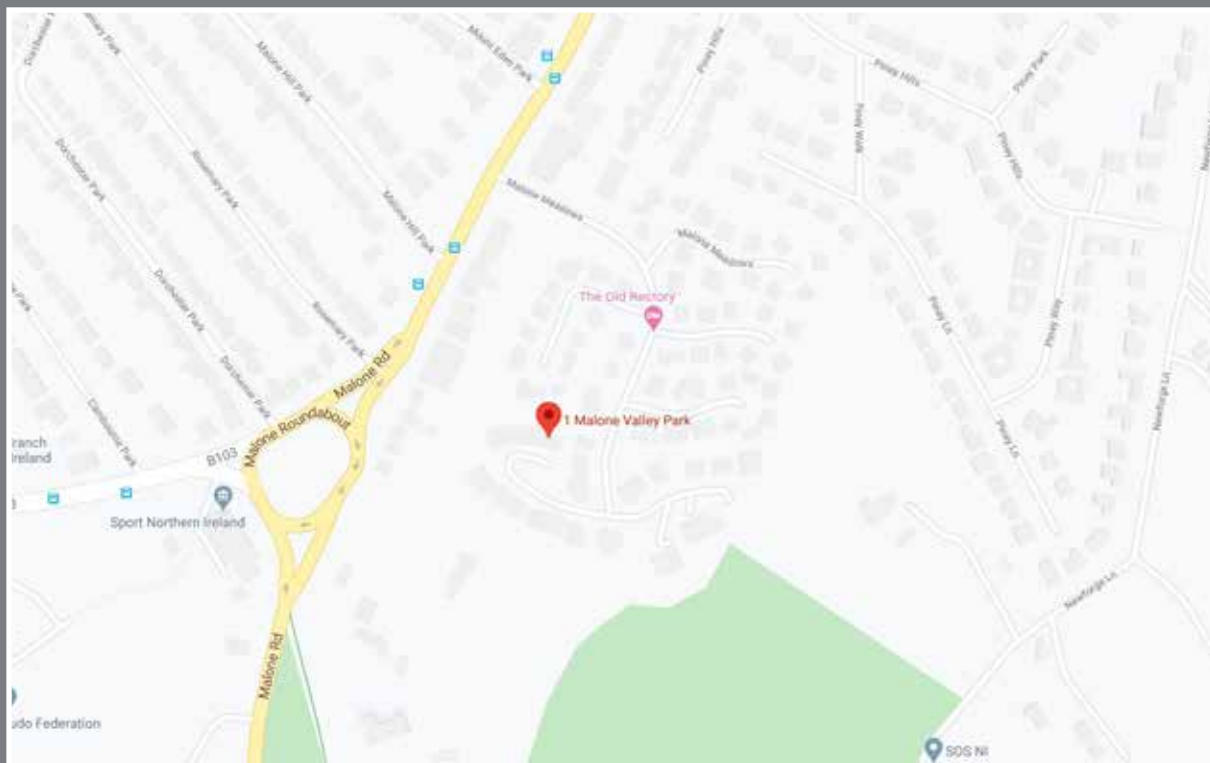




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# Location



## 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/F/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		
<b>D</b> 55-68	68	72
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 0071-2901-0162-2690-6275

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