

21 Dub Lane,  
Belfast, BT9 5NB



Asking Price £300,000

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## KEY FEATURES

- Period Detached Home In Sought After Upper Malone Location
- Three Bright Bedrooms
- Living Room With Parquet Wood Block Flooring With Double Glazed Doors Leading to Patio Area
- Modern Fitted Kitchen Open Plan to Dining Area
- Gardens To Front And Rear In Lawns
- Driveway Parking And Attached Garage
- Outside Office Attached To Garage With Utility Room
- uPVC Double Glazing
- Oil Fired Central Heating
- Fully Tiled Bathroom In White Suite
- Suited To Young Professionals And Growing Families Alike



## SUMMARY

This is a superb detached home situated in the popular Upper Malone area. Location is second to none being minutes away from leading schools, shops, parks along with ease of access to road and public transport networks. This home will appeal to the young professional couple or growing family.

The home offers ample living space, three bedrooms, and lots of space outside along with parking facilities and garaging. All in all a fine home in good decorative order with a wealth of local amenities on one's door step.

Please contact us at the South Belfast office to arrange a viewing at your convenience.



## ACCOMMODATION

### GROUND FLOOR

Solid wooden front door with double glazed side panels leading to:

#### RECEPTION HALL:

Corniced ceiling. Ceiling rose. Understairs storage cupboard.

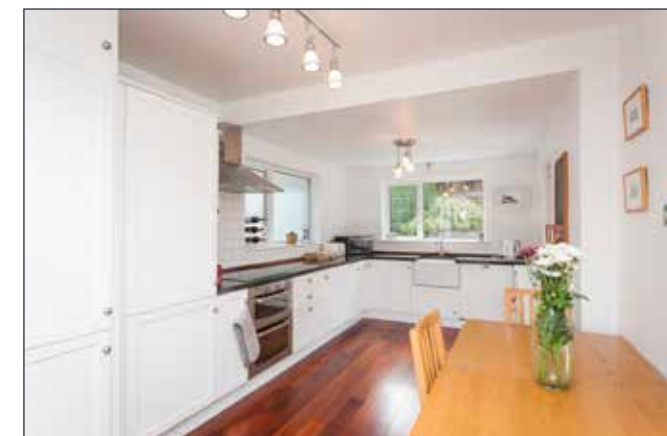
#### LIVING ROOM:

**14' 8" x 9' 11" (4.47m x 3.03m)**

Parquet solid wood block floor. uPVC double glazed doors leading to patio area.

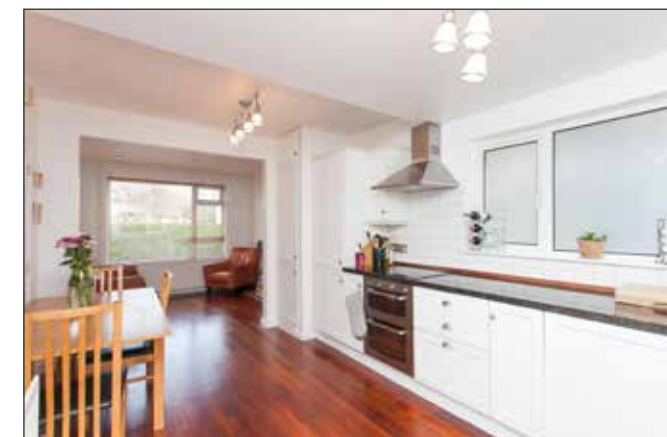




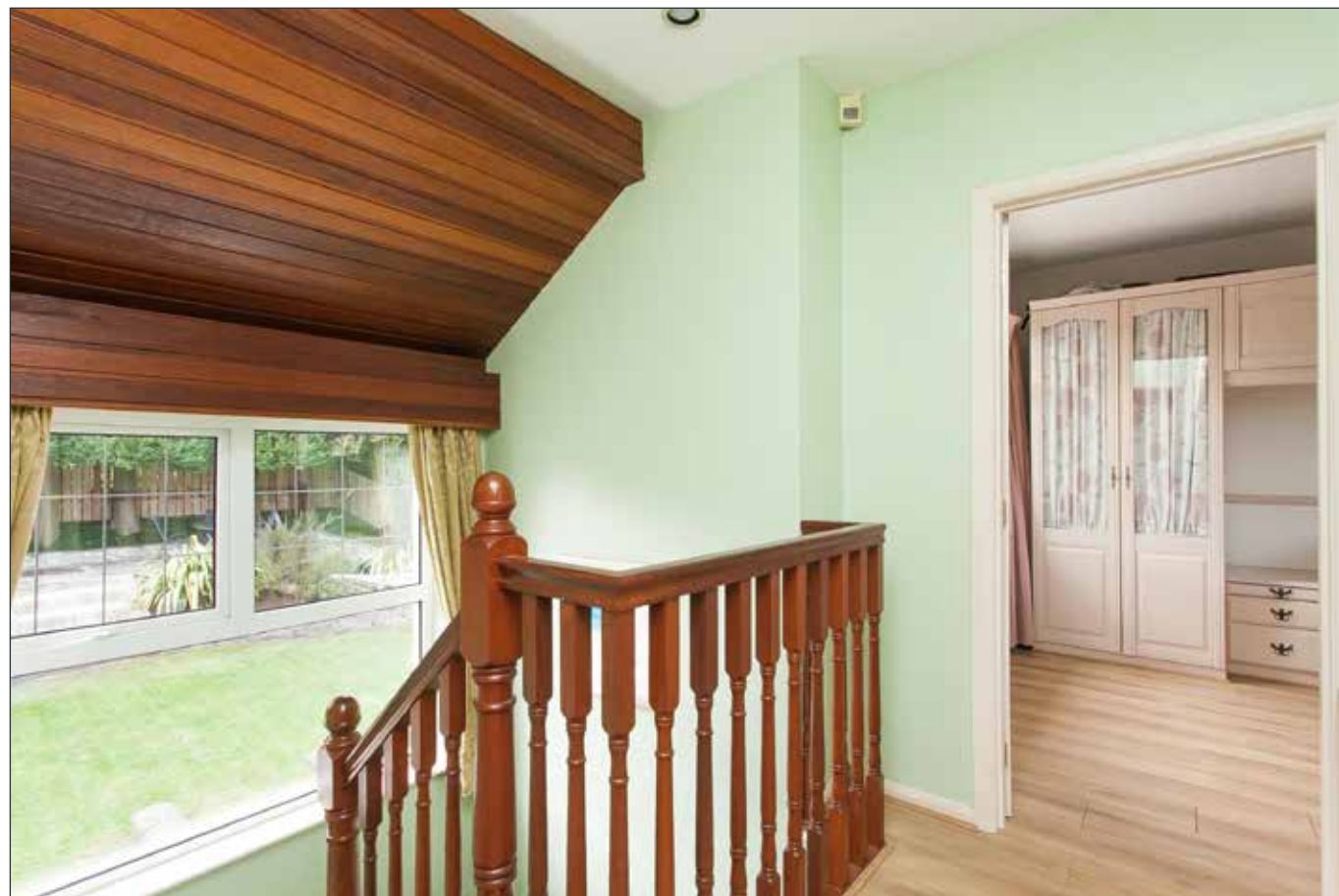


**KITCHEN OPEN PLAN TO DINING / LIVING AREA:  
26' 3" x 9' 8" (8.00m x 2.95m)**

Range of high and low level units. Integrated fridge/freezer. 'Whirlpool' electric oven. 4 ring ceramic hob with stainless steel extractor fan over. Granite work surfaces. 'Whirlpool' integrated washing machine. 'Bosch' integrated dishwasher. Old Belfast sink. Partially tiled walls. uPVC double glazed door leading to outside. Solid wooden floor. Corniced ceiling. Low voltage spotlighting. Tiled fireplace.







## FIRST FLOOR

### LANDING:

Access to roof space. Laminate wooden floor. Low voltage spotlighting.

### MAIN BEDROOM:

**15' 7" x 9' 0" (4.75m x 2.74m)**

Laminate wooden floor. Range of built-in bedroom furniture. Views to front and back.

### BEDROOM (2):

**9' 11" x 9' 11" (3.03m x 3.02m)**

Laminate wooden floor.

### BEDROOM (3):

**10' 1" x 7' 2" (3.08m x 2.19m)**

Laminate wooden floor.

### FULLY TILED BATHROOM:

Low flush WC. Pedestal wash hand basin. Bath with 'Mira' electric shower above. Low voltage spotlighting.







#### OUTSIDE

Solid wooden twin gates to paved driveway with parking for two vehicles. Front garden in lawn enclosed by hedge. Good sized enclosed rear garden with mature trees, plants and shrubs in raised beds with paved sitting area and garden in lawn.

#### ATTACHED GARAGE

**10' 8" x 9' 10" (3.26m x 3.00m)**

#### OFFICE:

**9' 8" x 7' 7" (2.94m x 2.30m)**

Power and light.

#### UTILITY ROOM:

**12' 12" x 9' 1" (3.95m x 2.77m)**

Power and light. Space for washing machine and dryer.

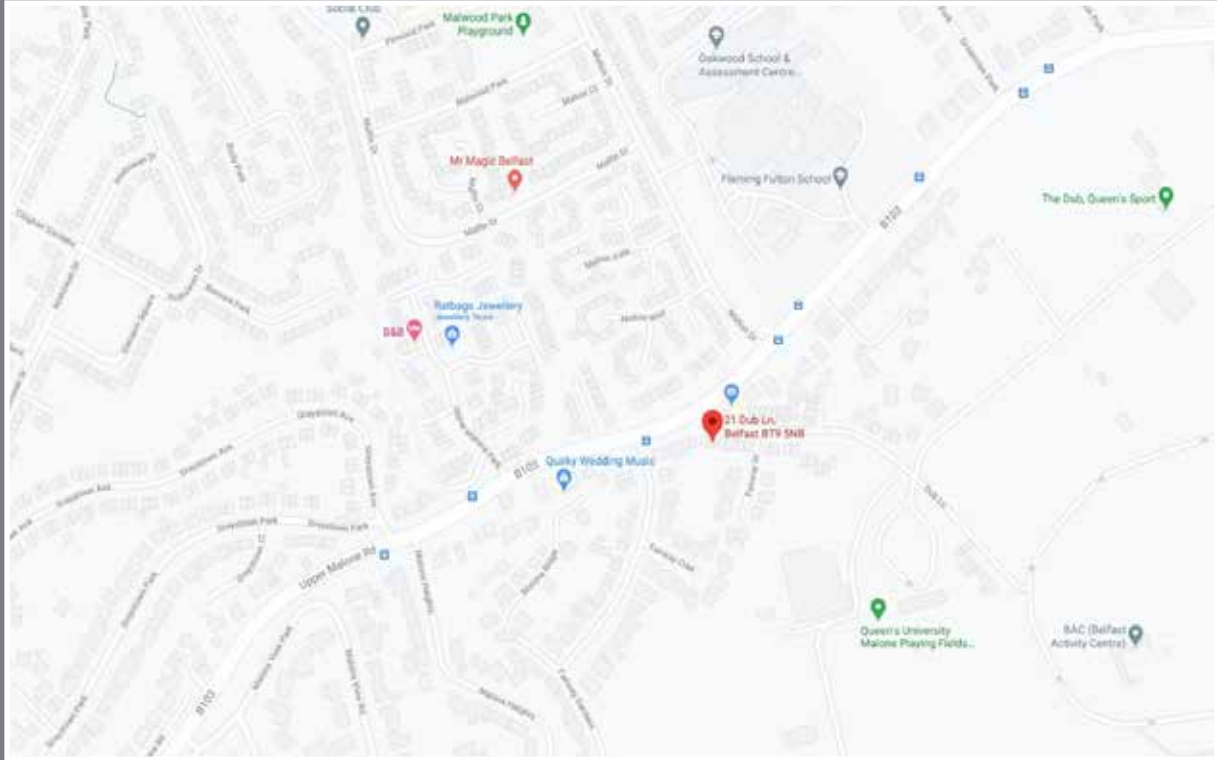








# Location



## 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: RL/D/21/SO



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