

simon**BRIEN**
RESIDENTIAL

9B Malone Valley Park,
Belfast, BT9 5PZ



Offers Around £239,950

Telephone 02890 668888
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KEY FEATURES

- Well Presented Two Bedroom First Floor Apartment Located in the Sought After Malone Valley Park Development
- Ideally Positioned just off the Malone Road in South Belfast
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Doorstep Convenience to Main Arterial Bus Routes
- Close to Excellent Schools, Parks, Queens University, Belfast City Airport and the City Hospital
- Walking Distance to Queens Playing Fields and Shaw's Bridge
- Two Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Modern Fitted Bathroom with White Suite
- Fantastic Kitchen Living Dining Room with Ample Space for Casual Dining
- Fitted Kitchen with Range of High and Low Level Units
- Separate Lounge with Private Outlook
- Ample Residents and Visitor Parking
- Well Manicured Communal Gardens
- Gas Fired Central Heating
- Double Glazing Throughout
- Low Maintenance Living
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional and Investor Alike
- Early Viewing Highly Recommended

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood front door into reception hall with laminate wood flooring, access to intercom system

LIVING/DINING ROOM:

16' 5" x 14' 0" (5m x 4.27m)

Solid strip wooden flooring, low voltage recessed spotlighting, uPVC double glazed access door to Juliette balcony



KITCHEN/DINER:

14' 0" x 13' 5" (4.27m x 4.09m)

Mature outlook to rear, fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, built in 4 ring stainless steel gas hob with stainless steel extractor fan and built in oven and grill. Built in fridge/freezer, dishwasher and washing machine. Tiled splashback, polished tiled floor, low voltage recessed spotlighting, additional larder storage and ample space for casual dining, plumbed for tumble dryer.



DESCRIPTION

We are delighted to bring to the market this well-proportioned two-bedroom first floor apartment positioned just off the Malone Road in South Belfast. The location offers ease of access for the city commuter and is within close proximity to Shaws Bridge and both the Malone Road and Lisburn Road providing a range of local amenities including many popular restaurants and boutiques. The apartment lies within the catchment area to a range of the Country's most prestigious schools.

In short the property comprises of: reception hall, open plan kitchen living dining space with fitted kitchen, separate lounge, two well-proportioned bedrooms, main bedroom with en-suite shower room and a separate family bathroom with white suite.

The property further benefits from double glazing throughout, gas fired central heating, landscaped communal gardens and excellent residents and visitor parking spaces.

Providing low maintenance living and with no onward chain, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

BATHROOM:

White suite comprising, low flush WC with wall hung push button, panelled bath with chrome taps, shower with thermostatic control valve, telephone attachment. Fully tiled walls, tiled floor, floating wash hand basin with chrome mixer tap, built in storage cupboard with access to pressurised water cylinder.



ENSUITE BATHROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, corner shower with glass sliding door, chrome thermostatic control valve and telephone attachment, fully tiled walls, tiled floor, extractor fan and low voltage recessed spotlighting.



BEDROOM (1):

14' 0" x 12' 0" (4.27m x 3.66m)

Outlook to front, built in slide robes



BEDROOM (2):

11' 7" x 10' 0" (3.53m x 3.05m)

Outlook to front, built in slide robes.

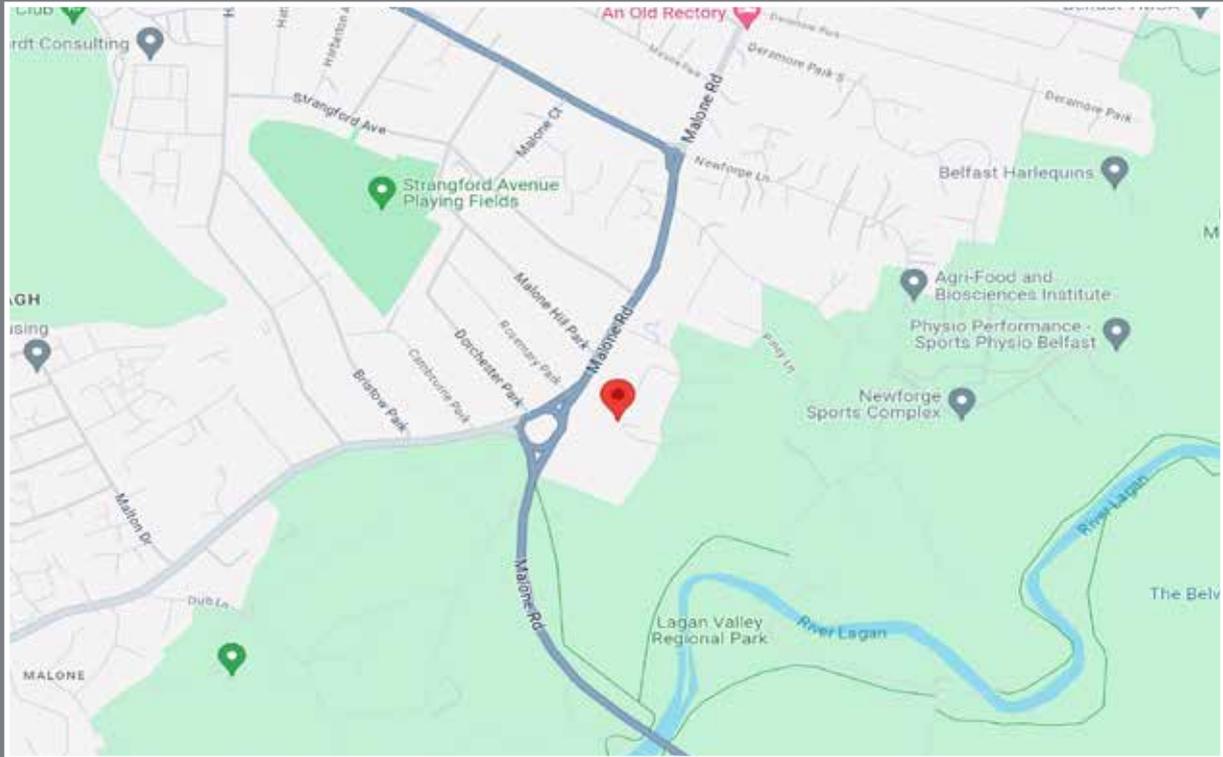


OUTSIDE

Landscaped communal gardens and patio area, communal bins storage, surrounding shrubs, trees and hedging, excellent private parking.



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

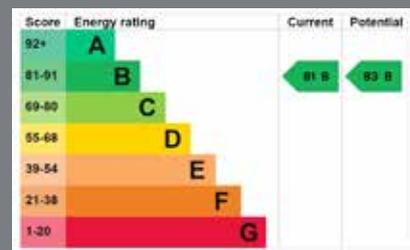


Lettings Department

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: RMcK/C/24/SD



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