

**simonBRIEN**  
RESIDENTIAL

38 Upper Malone Gardens,  
Belfast, BT9 6LY



Asking Price £185,000

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

## KEY FEATURES

- Attractive End Townhouse Within Sought After Development Off The Upper Malone Road
- Three Generous Bedrooms
- Spacious Living / Dining Room
- Modern Fully Fitted Kitchen
- Bathroom, Ensuite & Downstairs Cloakroom
- Gas Fired Central Heating & Double Glazing
- Driveway Parking To Front & Enclosed Gardens To Side & Rear
- Ideally Suited To The Professional Couple, Young Family Or First Time Buyer
- Popular & Sought After Residential Location, Close To Local Amenities, Schooling & Belfast City Centre

## SUMMARY

Exceptionally well located off the Upper Malone Road, this modern end townhouse has well proportioned accommodation, comprising of three bedrooms, principle bedroom with ensuite, spacious living room, together with modern fitted kitchen and bathroom.

The location is ideal to take advantage of all local amenities within the area, as well as local schooling and transport routes connecting Belfast City Centre and further afield.

Likely to be of interest to the professional couple, young family or first time buyer in today's market. Viewing is by appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

#### KITCHEN WITH CASUAL DINING AREA:

12' 9" x 9' 3" (3.89m x 2.82m)

Range of high and low level units. 1.5 bowl stainless steel sink unit. 4 ring hob. Electric oven. Stainless steel extractor fan. Recessed for fridge/freezer. Plumbed for washing machine and dishwasher.

#### LIVING ROOM:

16' 4" x 15' 6" (4.98m x 4.72m)

Attractive feature fireplace. Laminate wooden floor. Access to rear garden.

#### CLOAKROOM:

Low flush WC. Pedestal wash hand basin.



#### FIRST FLOOR

**BEDROOM (1):**  
13' 6" x 10' 2" (4.11m x 3.1m)

Laminate floor.

#### ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.

**BEDROOM (2):**  
9' 4" x 8' 8" (2.84m x 2.64m)

Built-in wardrobe. Laminate wooden floor.

**BEDROOM (3):**  
8' 9" x 6' 5" (2.67m x 1.96m)





**BATHROOM:**

White suite comprising of panelled bath. Low flush WC. Pedestal wash hand basin.

**LANDING:**

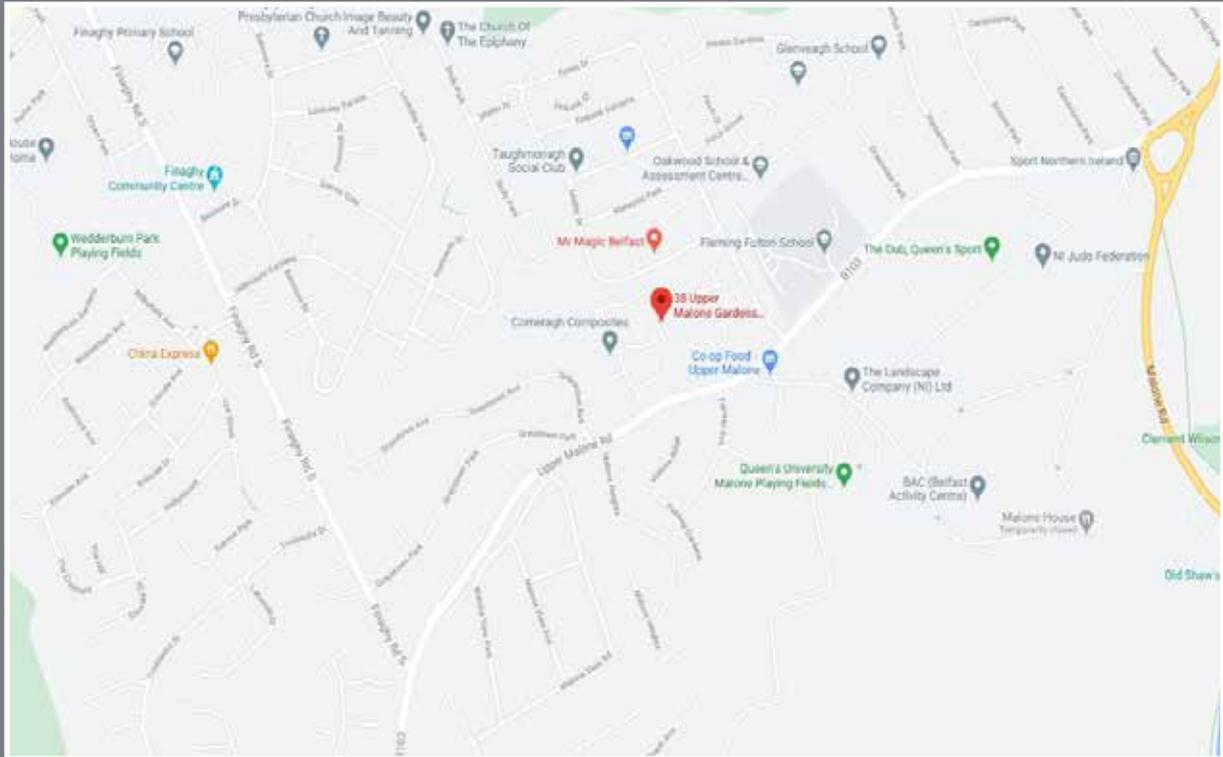
Roof space accessed via slingsby style ladder and housing boiler. Additional storage cupboard.

**OUTSIDE**

Two car parking spaces to the front. Enclosed gardens to side and rear.



# 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/A/21/SO



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