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## 12 Malone Manor

Malone Road, Belfast

BT9 6SR

Offers Over £350,000

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- END TOWNHOUSE IN AN EXCLUSIVE CUL-DE-SAC DEVELOPMENT
  - LIVING ROOM OPEN PLAN TO DINING AREA
  - OPEN PLAN LUXURY FITTED KITCHEN
  - GENEROUS LOUNGE WITH FEATURE FIREPLACE
  - 3 BEDROOMS
  - BATHROOM WITH WHITE SUITE / GROUND FLOOR CLOAKROOM WITH WC
  - EXCEPTIONALLY WELL PRESENTED THROUGHOUT
  - GAS FIRED CENTRAL HEATING / DOUBLE GLAZED WINDOWS / DRIVEWAY PARKING
  - PRIVATE ENCLOSED REAR GARDEN SITTING AREA
  - CONVENIENT TO AMENITIES INCLUDING SHOPS, PUBLIC TRANSPORT AND LEADING SCHOOLS
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### PROPERTY COMPRISES

This superb, end townhouse is ideally located within the extremely popular and much sought after Malone Manor Development, just off Malone Road. Offering excellent accommodation and well presented throughout, there will be little for the new owner to do other than move in.

The property provides good sized accommodation which is bright and spacious throughout offering a generous living room which is open plan to the dining area and superb kitchen along with a guest cloakroom with wc on the ground floor.

On the first floor there is a spacious lounge and well proportioned bedroom with a further two bedrooms and a bathroom on the second floor.

The internal accommodation is perfectly complemented by the delightful, enclosed and private paved garden to the rear along with driveway parking.

The area itself is well known as being amongst the most sought after in Belfast with many leading schools, public transport routes and the excellent amenities of the Lisburn Road only a few minutes' walk away. In addition, there is convenient access to The Lagan Towpath and Lagan Valley Regional Park at Shaw's Bridge and Newforge Lane.

The property has been singularly designed with lifestyle and quality in mind, offering modern luxury convenience. The ideal place to live, rest and relax.

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**South Belfast Office**  
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## PROPERTY DETAILS AND DIMENSIONS

Hardwood front door to entrance porch.

**ENTRANCE PORCH** Tiled floor, glazed door to entrance hall.

**ENTRANCE HALL** Tiled floor, under stairs storage.

**CLOAKROOM** White suite comprising low flush WC, wash hand basin, tiled floor, feature circular window.

**LIVING ROOM OPEN PLAN TO DINING AREA 27' 1" x 15' 9" (8.25m x 4.8m) (overall @ widest points to include the Kitchen)** Tiled floor, low voltage spotlights, glazed double doors to rear garden.

**OPEN PLAN TO KITCHEN** Range of high and low level units, granite work surfaces with matching splashback, 1.5 bowl stainless steel sink unit with granite drainer, eye level Neff oven, microwave oven, integrated dishwasher, plumbed for washing machine, integrated fridge and freezer, Neff 4 ring hob with extractor fan over, peninsula, matching tiled floor, access to rear.

**FIRST FLOOR LANDING** Double height windows, feature circular window.

**LOUNGE 18' 4" x 15' 9" (5.59m x 4.8m)** Hole in wall fireplace with living flame gas fire, glazed double doors to Juliette balcony.

**BEDROOM 3 9' 2" x 8' 3" (2.79m x 2.51m)** Range of high level storage units, laminate wood effect floor.

**SECOND FLOOR LANDING** Access to roof space, airing cupboard with gas fired boiler.

**BEDROOM 1 11' 7" x 10' 5" (3.53m x 3.18m)** Built in robes and storage.

**BEDROOM 2 12' 8" x 9' 3" (3.86m x 2.82m)** Double glazed patio doors to balcony.

**FULLY TILED BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, low flush WC, half pedestal wash hand basin, fully tiled shower cubicle, tiled floor, fully tiled walls, low voltage spotlights, extractor fan.

**OUTSIDE** Quiet cul-de-sac location, front garden in lawns, driveway with parking. Enclosed and private paved rear garden sitting area.