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25 Malone Place  
Lisburn Road  
BT12 5FD

Offers Over £199,950

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- EXCEPTIONAL MID TOWNHOUSE IN A PRIME, CONVENIENT LISBURN ROAD LOCATION
  - BEAUTIFULLY PRESENTED THROUGHOUT RETAINING MANY FINE ORIGINAL FEATURES
  - BRIGHT & SPACIOUS LOUNGE
  - SEPARATE LIVING ROOM
  - FITTED KITCHEN
  - 3 BEDROOMS
  - BATHROOM WITH WHITE SUITE
  - DOUBLE GLAZING / OIL FIRED CENTRAL HEATING
  - IDEAL FOR OWNER OCCUPIERS OR INVESTORS
  - CONVENIENT TO AMENITIES INCLUDING SHOPS, RESTAURANTS, CAFES & PUBLIC TRANSPORT
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#### PROPERTY COMPRISES

This extremely attractive, listed and much admired mid terrace property is steeped in history and is ideally located in a thriving part of the ever popular Lisburn Road.

The property is superbly finished and immaculately presented by the current owners whilst retaining a warm and comfortable atmosphere enhanced by many fine original features.

The accommodation briefly comprises an entrance hall, a generous lounge, separate living room and fitted kitchen on the ground floor. On the upper floors there are three bedrooms and a bathroom.

In addition, the property benefits from double glazing in sliding sash windows and oil central heating.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.

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**East Belfast Office**  
223a Upper Newtownards Road,  
Belfast, BT4 3JD  
028 9065 5060

**South Belfast Office**  
485 Lisburn Road,  
Belfast, BT9 7EZ  
028 9066 1111

**Bangor Office**  
69 High Street,  
Bangor, BT20 5BD  
028 9147 9797

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#### PROPERTY DETAILS AND DIMENSIONS

Hardwood front door to..

#### ENTRANCE HALL

LOUNGE 11' 300" x 10' 1" (10.97m x 3.07m) Attractive fireplace, original window shutters

LIVING ROOM 12' 1" x 9' 8" (3.68m x 2.95m) Built in display shelves

KITCHEN 13' 0" x 7' 5" (3.96m x 2.26m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, Candy 4 ring hob with extractor fan over and electric oven under, plumbed for washing machine, plumbed for dishwasher, under stairs alcove, external access

#### 1ST FLOOR

#### LANDING

BEDROOM 15' 1" x 10' 1" (4.6m x 3.07m) Built in storage

BEDROOM 9' 10" x 9' 9" (3m x 2.97m)

BATHROOM White suite comprising cast iron bath with mixer tap and shower attachment, vanity unit with storage, low flush wc, part tiled walls, airing cupboard

#### 2ND FLOOR

BEDROOM 13' 11" x 11' 9" (4.24m x 3.58m) Velux window, storage in eaves

OUTSIDE Covered and enclosed year area leading to rear yard with oil tank, boiler house with OFB and outside wc

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