



226 Malone Road

Belfast

BT9 5LQ

Offers In Region Of £285,000

- SUPERB GROUND FLOOR DUPLEX APARTMENT
 - THREE SPACIOUS DOUBLE BEDROOMS (PRINCIPAL ENSUITE)
 - OPEN PLAN LIVING, KITCHEN / DINING AREA
 - MODERN FULLY FITTED KITCHEN
 - MODERN FAMILY BATHROOM SUITE
 - UTILITY ROOM / GROUND FLOOR WC
 - DOUBLE GLAZED WINDOWS / GAS FIRED CENTRAL HEATING
 - GATED ALLOCATED AND VISITOR PARKING
 - EXCELLENT LOCATION CLOSE TO BARNETTS PARK AND BELVOIR FOREST PARK
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PROPERTY COMPRISES

This superb 3 bedroom Duplex apartment is located at ground floor level and has own door access. As a result, the property feels more like a townhouse internally. The property is located in one of South Belfast's most prestigious areas on the Malone Road close to the House of Sport. This positioning means that the Lagan towpath, Barnetts Park and Belvoir Forest Park are all close by and accessibility to transport links is also excellent.

Internally the accommodation comprises of 3 double bedrooms, principal ensuite, family bathroom, a very generous open plan living/dining/kitchen - the kitchen area has a fully fitted kitchen with range of integrated appliances - utility room and ground floor wc.

This property benefits from gated allocated and visitor car parking. In addition, this apartment has double glazing throughout and benefits from gas fired central heating.

Early viewing is a must to avoid disappointment as we anticipate high demand for this well located generously proportioned apartment.

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

fetherstons.com



PROPERTY DETAILS AND DIMENSIONS

Hardwood entrance door with glazed panels leading to...

ENTRANCE HALL Tiled floor, stairs to first floor.

OPEN PLAN LIVING / DINING / KITCHEN AREA 31' 3" x 15' 1" (9.53m x 4.62m) @ widest points Range of fitted high and low level units with Granite effect worksurfaces, one and a half bowl single drainer stainless steel sink unit with mixer taps, tiled splashback, integrated five ring gas hob, integrated stainless steel under oven, integrated fridge/freezer, integrated dishwasher, stainless steel and glass extractor canopy, gas fired boiler, under stairs storage cupboard.

UTILITY ROOM 5' 10" x 5' 4" (1.79m x 1.63m) Range of high and low level units, single drainer stainless steel sink unit with mixer taps, Granite effect worksurfaces, tiled floor, tiled splashback.

WC Low flush wc, pedestal wash hand basin, tiled splashback, tiled floor, extractor fan, recessed low voltage spotlights.

FIRST FLOOR LANDING Storage cupboard with shelving.

PRINCIPAL BEDROOM 13' 8" x 11' 9" (4.17m x 3.60m) @ widest points Built in double wardrobe.

ENSUITE Suite comprising of an enclosed shower cubicle with tiled splashback, pedestal wash hand basin, low flush wc, tiled floor, extractor fan, recessed low voltage spotlights.

BEDROOM 9' 6" x 8' 2" (2.92m x 2.50m)

BEDROOM 9' 2" x 8' 7" (2.81m x 2.62m) @ widest points

OUTSIDE Secure gated car parking with allocated space and visitor parking.

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