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119 Malone Road

Belfast

BT9 6SP

Offers Over £495,000

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- ATTRACTIVE DETACHED PROPERTY IN A PRESTIGIOUS RESIDENTIAL LOCATION
  - SPACIOUS LOUNGE WITH FEATURE MARBLE FIREPLACE
  - DINING ROOM LEADING TO CONSERVATORY OVERLOOKING THE REAR GARDEN
  - FITTED KITCHEN WITH BREAKFAST AREA
  - 4 BEDROOMS INCLUDING 1 WITH ENSUITE SHOWER ROOMS
  - FAMILY BATHROOM / GROUND FLOOR CLOAKROOM WITH WC
  - GAS CENTRAL HEATING/DOUBLE GLAZED WINDOWS/WELL PRESENTED THROUGHOUT
  - DRIVEWAY PARKING/GARAGE
  - PRIVATE & ENCLOSED REAR GARDEN WITH SHELTERED SITTING AREA AND WESTERLY ASPECT
  - CONVENIENT LOCATION WITHIN WALKING DISTANCE OF LEADING SCHOOLS & RANGE OF AMENITIES
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#### PROPERTY COMPRISES

This attractive detached family home is situated on a prime site in a much sought after residential location on Malone Road.

The property provides good sized family accommodation which is bright and spacious throughout offering a welcoming reception hall, generous lounge with attractive marble fireplace, a dining room which has glazed doors leading to the conservatory and overlooking the rear garden along with a modern fitted kitchen and cloakroom with wc on the ground floor.

On the first floor there are four bedrooms, including one with ensuite shower room and a family bathroom.

The internal accommodation is perfectly complemented by the delightful, enclosed and private West facing garden to the rear along with an attached garage and 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 minute's walk away.

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#### PROPERTY DETAILS AND DIMENSIONS

Mahogany effect uPVC double glazed front door with stained glass side and top window to reception hall.

RECEPTION HALL Oak panelled walls, cornice ceiling, under stairs storage, feature stained glass window.

CLOAKROOM White suite comprising low flush WC, pedestal wash hand basin, tongue and groove panelled walls and ceiling.

LOUNGE 17' 5" x 11' 11" (5.31m x 3.63m) Attractive bespoke marble fireplace, bay window, cornice ceiling.

DINING ROOM 13' 11" x 12' 7" (4.24m x 3.84m) Cornice ceiling, glazed double doors to...

UPVC DOUBLE GLAZED CONSERVATORY 11' 5" x 11' (3.48m x 3.35m) Access to rear garden.

KITCHEN WITH BREAKFAST AREA 13' 11" x 13' 1" (4.24m x 3.99m) (@ widest points) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, Hotpoint four ring hob, eye level Hotpoint electric oven and microwave oven, part tiled walls, serving hatch to Dining Room.

REAR PORCH Gas fired boiler, external access, access to garage.

FIRST FLOOR LANDING Feature stained glass window, access to roof space via ladder, light and part floored.

BEDROOM 17' 3" x 11' 11" (5.26m x 3.63m) (into bay) Bay window, cornice ceiling.

ENSUITE SHOWER ROOM White suite comprising vanity unit with storage, low flush WC, fully tiled shower cubicle, part tiled walls, low voltage spotlights, chrome heated towel rail, laminate wood effect floor, feature leaded glass window.

BEDROOM 13' 11" x 12' 8" (4.24m x 3.86m) Pedestal wash hand basin, splash tiling.

BEDROOM 13' 11" x 8' 5" (4.24m x 2.57m) Cornice ceiling.

BEDROOM 13' x 7' 8" (3.96m x 2.34m) Built in storage.

BATHROOM White suite comprising panelled bath, vanity unit with storage, low flush WC, fully tiled shower cubicle, part tiled walls, chrome heated towel rail, low voltage spotlights, extractor fan, laminate wood effect floor.

OUTSIDE Front garden in loose stones with planting, boundary wall, paved driveway with parking, attached garage/store. Delightful westerly facing rear garden in lawns with sheltered sitting area, boundary fence and hedges.

ATTACHED GARAGE / STORE 14' 8" x 7' 6" (4.47m x 2.29m) Work surfaces, plumbed for washing machine, power and light.