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30 Malone View Road
Upper Malone Road
BT9 5PH
Offers Over £375,000

30 MALONE VIEW ROAD, BELFAST, BT9 5PH

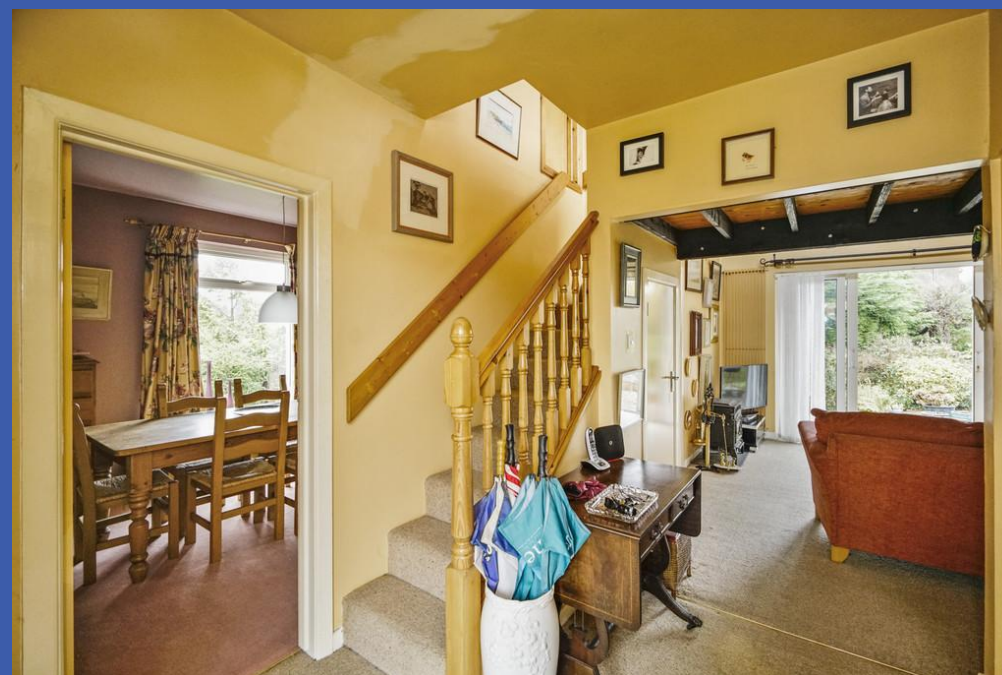
- Detached Bungalow in a Quiet and Extremely Popular Location
- Generous Lounge with Feature Fireplace
- Living Room with Mezannine Level and Overlooking the Rear Garden
- Fitted Kitchen with Open Arch to Separate Dining Room
- 3 Bedroom Including Master with Ensuite Shower Room
- Fully Tiled Bathroom with White Suite
- Oil Fired Central Heating/uPVC Double Glazed Windows
- Attached Garage and Additional Driveway Parking
- Mature Surrounding Gardens with Sheltered Sitting Areas
- Convenient to Leisure Facilities Including Shops, Public Transport & The Mary Peters' Track



The superb detached bungalow is situated in a quiet location just off Upper Malone Road.

The property offers generous accommodation which is well presented by the current owner and, in particular benefits from a generous lounge, delightful living room overlooking the rear garden and the three well proportioned bedrooms. In addition there are surrounding, mature and private gardens with sheltered sitting areas.

Situated in a convenient location, close to a range of facilities and within easy commuting distance of Belfast City Centre and leading schools, this fine home is sure to generate strong interest from the family market along with those downsizing.







Property Comprise s

Front door with glazed insets to...

ENTRANCE HALL

Storage cupboard

LOUNGE 18' 10" x 13' 5" (5.74m x 4.09m)

Superb Oak fireplace with tiled hearth, gas coal effect fire and ornamental mantle surround and integrated mirror, tongue and groove ceiling

LIVING ROOM 14' 1" x 12' 5" (4.29m x 3.78m)

Vaulted tongue and groove ceiling, PVC double glazed sliding doors to rear garden

MEZZANINE 16' 7" x 6' 2" (5.05m x 1.88m)

Overlooking the Living Room, built in seating and storage, access to attic storage

DINING ROOM 12' 1" x 9' 10" (3.68m x 3m)

open arch to..





KITCHEN 11' 10" x 9' 5" (3.61m x 2.87m)

Range of high and low units, work surfaces, twin bowl single drainer stainless steel sink unit with mixer tap, space for cooker, plumbed for dishwasher, tiled floor, part tiled walls, built in wine rack, uPVC double glazed door to rear

INNER HALLWAY

BEDROOM 14' 5" x 13' 3" (4.39m x 4.04m) (at widest points)

Extensive range of built in robes and storage, velux window

ENSUITE

White suite comprising wc, pedestal wash hand basin, fully tiled shower cubicle with Mira shower, fully tiled walls, heated towel rail

BEDROOM 13' 10" x 9' 11" (4.22m x 3.02m)

Wall to wall range of built in robes and storage, connecting door to garage





BEDROOM 13' 2" x 8' 0" (4.01m x 2.44m)

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, low flush wc, pedestal wash hand basin, fully tiled walls, shelved hotpress

OUTSIDE

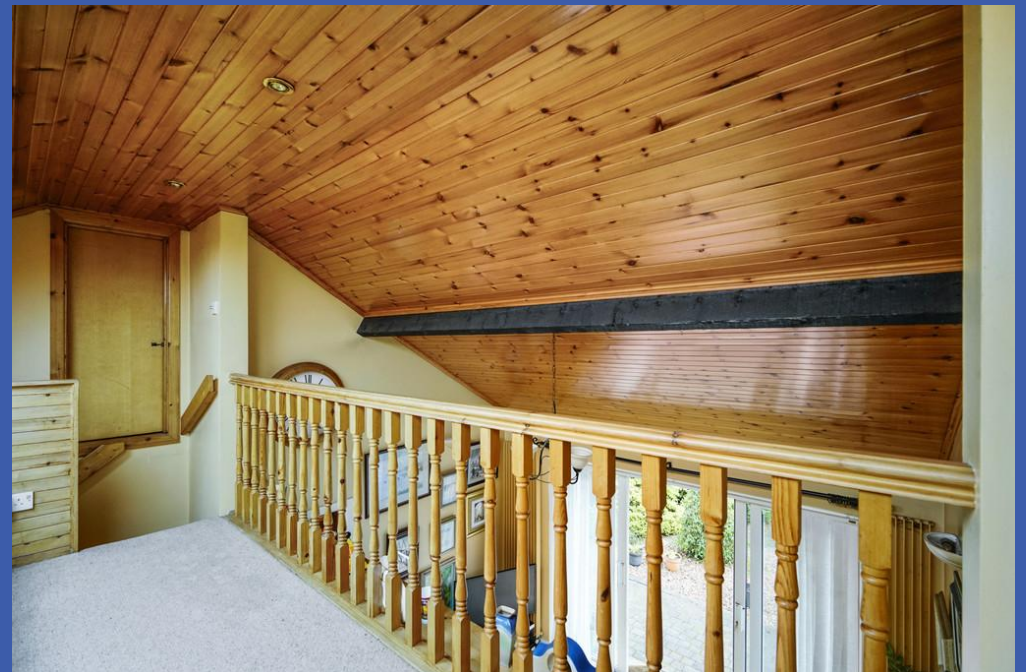
Superb, mature and private corner site. Front garden in lawns with flower beds and boundary wall. Paviour driveway with parking for several cars and leading to..

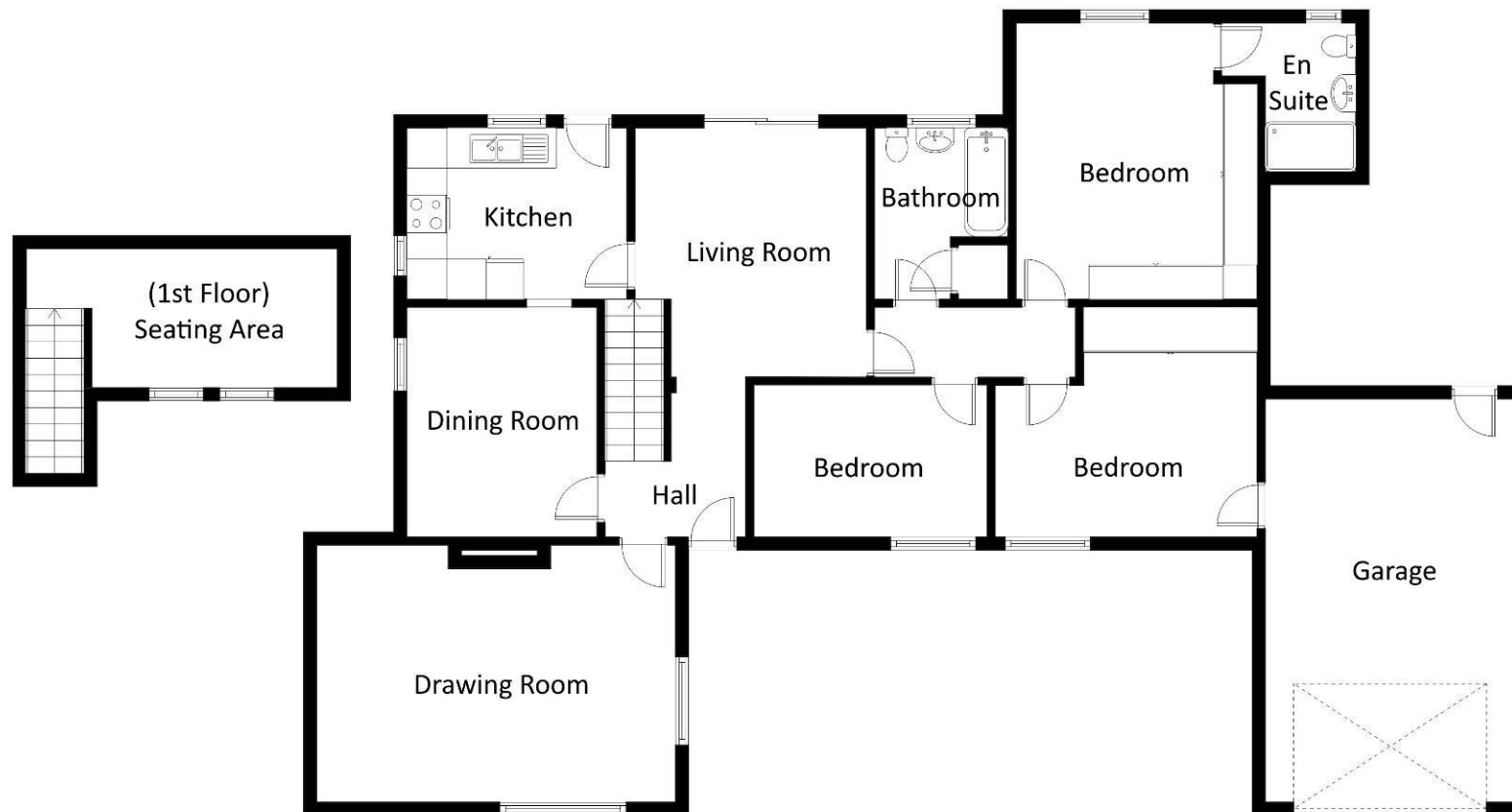
GARAGE 21' 4" x 8' 3" (6.5m x 2.51m)

Roller shutter door, power and light, plumbed for washing machine, oil fired boiler

Mature rear gardens in lawns with sheltered generous, sheltered paved sitting area and boundary flowerbeds with mature planting



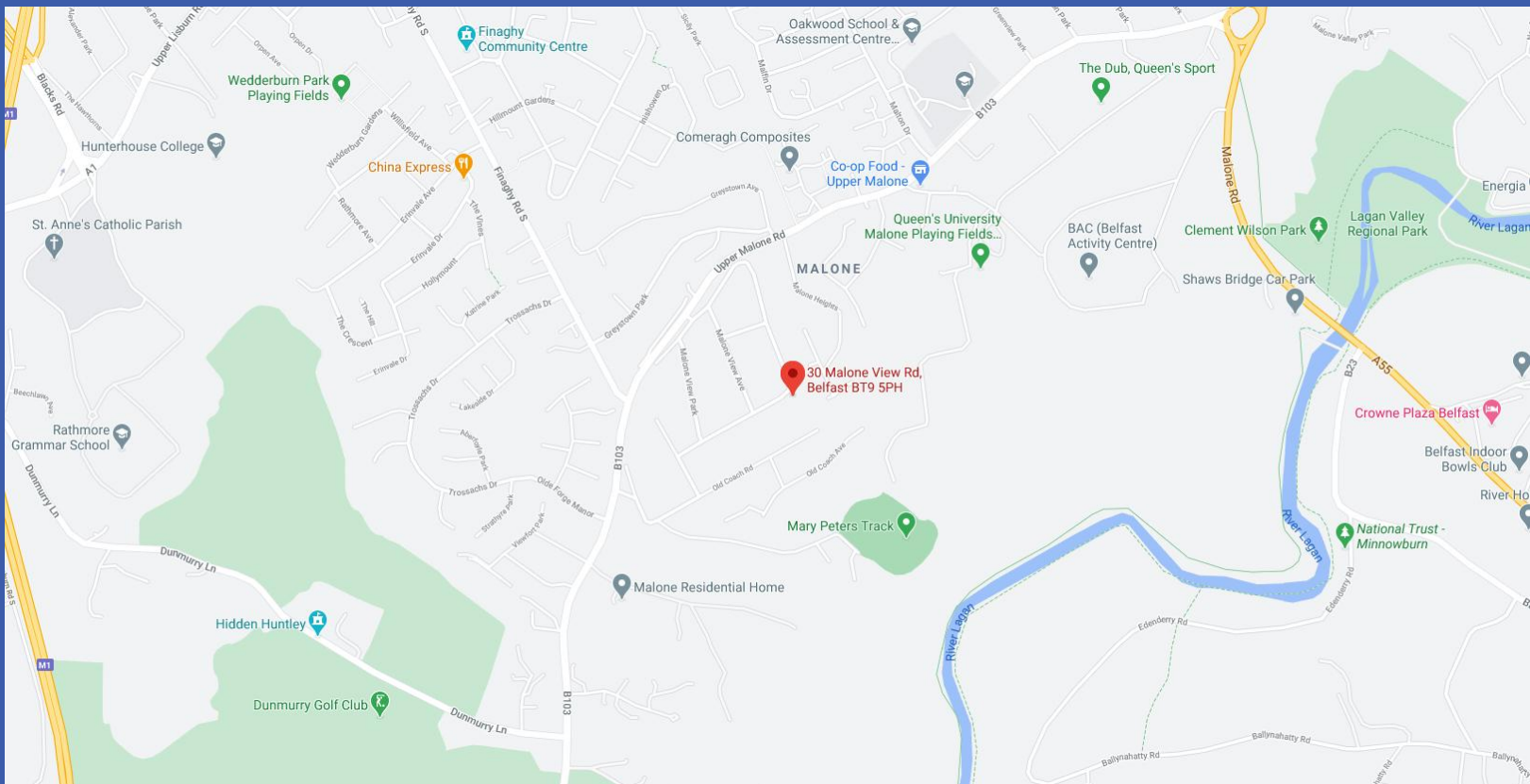




30 Malone View Road, (Ground Floor & 1st Floor)

Plans for illustrative purposes only





Directions:
From Upper Malone Road turn on to Malone View Park, turn immediately left and follow the road on to Malone View Road and number 30 is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		



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