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Apt 1, 79 Marlborough Park South

Malone Road
BT9 6HS

Offers Over £239,950

APT 1, 79 MARLBOROUGH PARK SOUTH, BELFAST, BT9 6HS

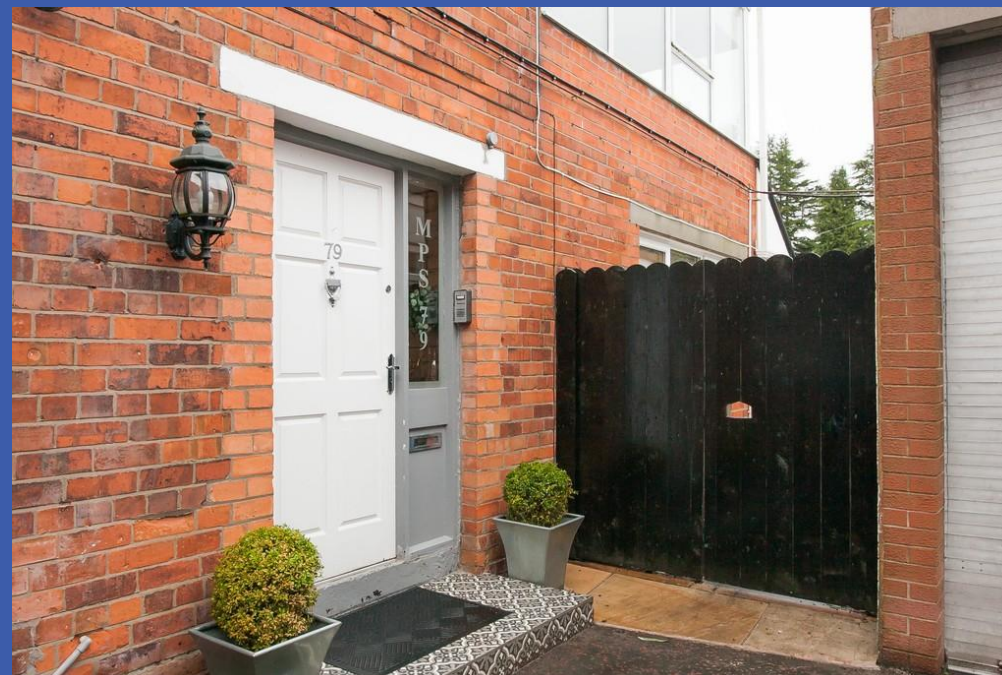
- **Superb Ground Floor Apartment with Own Front Door in a Prestigious and Much Sought After Location**
- **Delightful Spacious Lounge**
- **Luxury Fitted Kitchen with Range of Built-in Appliances and Dining Area**
- **2 Well Proportioned Bedrooms Including Master with Built-in Robes and Bay Window**
- **Shower Room with White Suite**
- **Gas Central Heating/uPVC Double Glazed Windows**
- **Exceptionally Well Presented Throughout with Many Fine Features Including High Ceilings and Cornicing**
- **Detached Garage and Driveway Parking**
- **Prime South Belfast Location with Walking Distance of Amenities on Lisburn Road**
- **South Facing Rear Garden**

This superb ground floor apartment is set in a prime location in one of Belfast's most sought after residential locations and is convenient to many local amenities in Malone and on the Lisburn Road including public parks and a range of leading schools.

The property is exceptionally well presented throughout and offers spacious accommodation which benefits from a southerly aspect to the rear with a generous garden and sitting area.

Unusually for an apartment the property also benefits from its own private front door, detached garage and has many fine original features such as high corniced ceilings and a bay window to the master bedroom.

Offering superb value for money in this area are in high demand, early viewing of this delightful property is recommended.







Property Comprises

Front door leading to...

ENTRANCE HALL Feature tiled floor, low voltage spots

UTILITY ROOM Work surfaces, plumbed for washing machine, part tiled walls

LOUNGE 17' 8" x 11' 0" (5.38m x 3.35m) Laminate wood effect floor, uPVC double glazed door to rear garden

KITCHEN WITH DINING AREA 12' 3" x 11' 5" (3.73m x 3.48m) Extensive range of high and low level units, wooden work surfaces with frosted glass splash back, 4 ring gas hob with electric oven under, stainless steel extractor fan and frosted glass splash back, ceramic sink unit with mixer tap, laminate wood flooring, low voltage spots

INNER HALLWAY Extensive range of mirror fronted storage, external access via communal hallway

BEDROOM 15' 5" x 12' 4" (4.7m x 3.76m) Bay window, cornice ceiling, picture rail central rose

BEDROOM 10' 5" x 10' 5" (3.18m x 3.18m) Laminate wood effect flooring, built in storage cupboard

SHOWER ROOM White suite comprising vanity unit with storage, low flush wc, fully tiled shower cubicle with rainwater shower, fully tiled walls, tiled floor



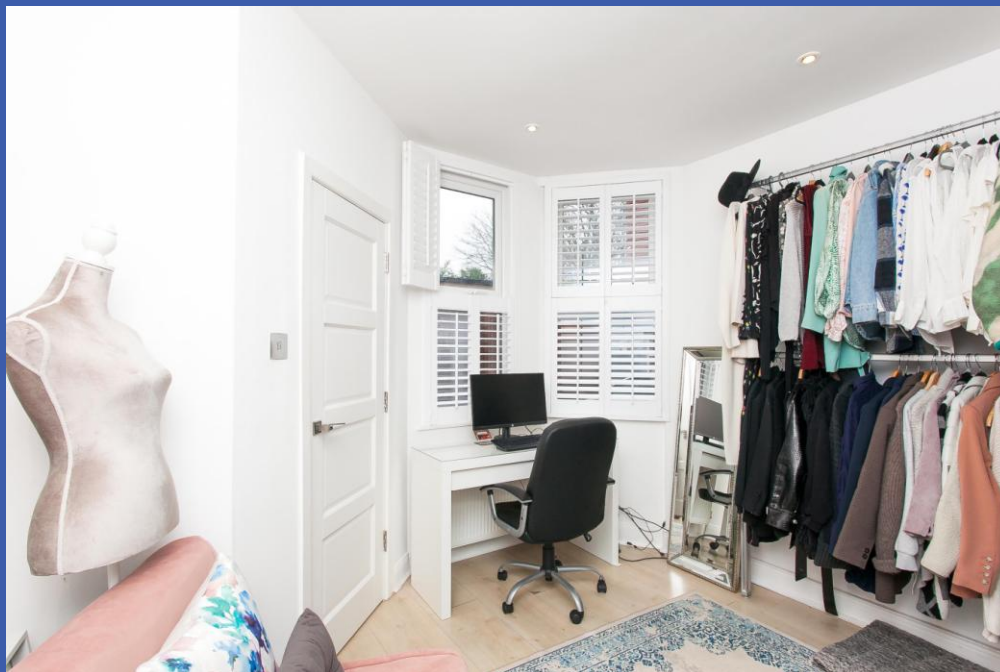


OUTSIDE Front garden area, driveway with parking leading to...

GARAGE 21' 3" x 7' 8" (6.48m x 2.34m) Roller shutter door, power and light

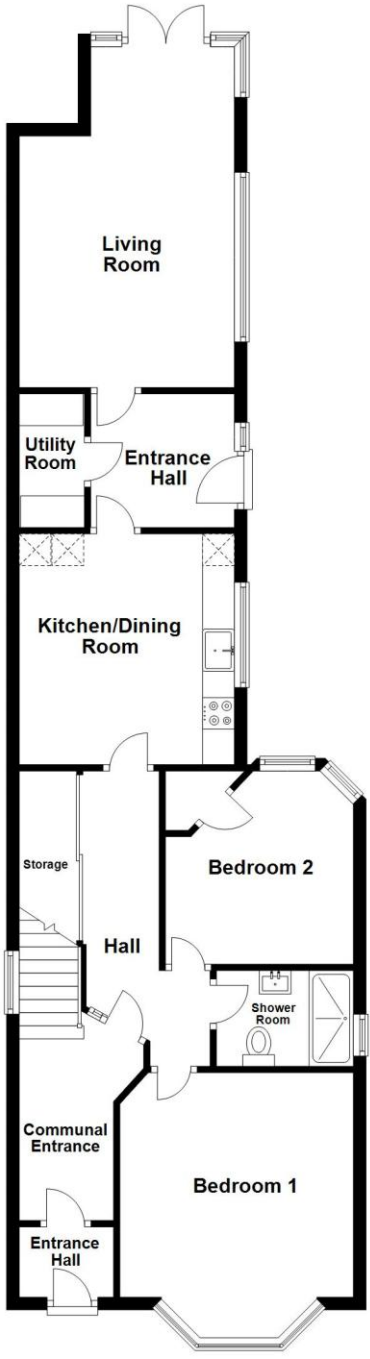
Beautifully presented south facing rear garden in lawns and well stocked flower beds with plants and shrubs. Sheltered and private sittings areas (The garden is owned by Apartment 1 and the other apartments have social and leisure access)







Ground Floor

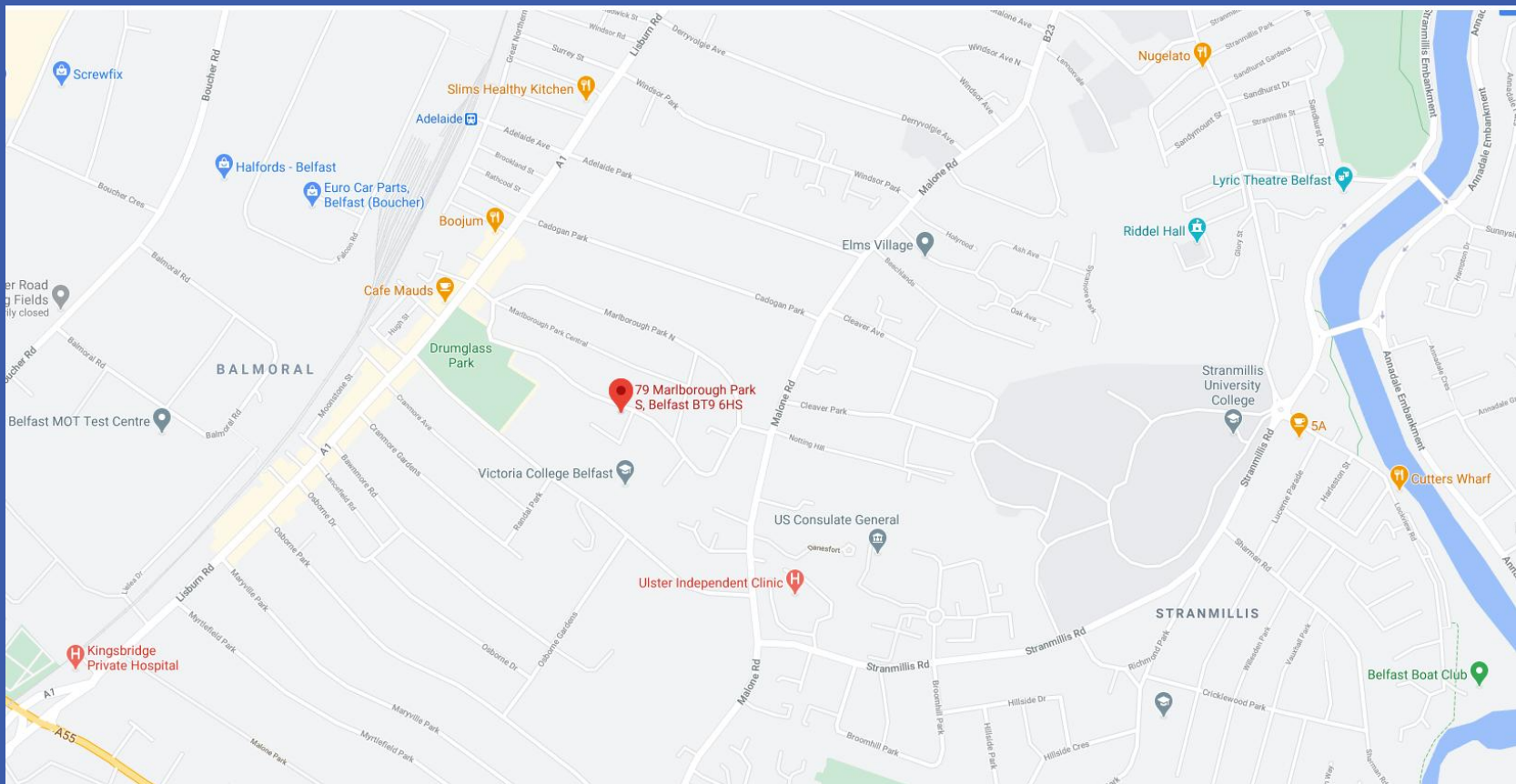


This plan is for illustrative purposes only.
Plan produced using PlanUp.

Apt 1, 79 Marlborough Park South, Belfast







Directions:
Marlborough Park runs from Malone Road to Lisburn Road, coming from Malone Road turn left at first junction onto Marlborough Park South and number 79 is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		



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