



42 Malone Meadows,  
Malone Road,  
Belfast,  
BT9 5BG

Offers Over  
£595,000

Viewing by  
appointment with  
& through agent  
028 90 663030



Located on the Malone Road in a consistently popular location this spacious detached family home benefits from proximity to a wide range of amenities including road networks, excellent schools, shopping, sports and recreational facilities including the Lagan Meadows, Shaws Bridge, the Belfast Boat Club and Malone and Balmoral Golf Clubs.

It is tucked away in a cul-de-sac location and comprises generous accommodation. There is a spacious entrance hall with

cloakroom/wc, three reception rooms and an open plan modern fitted kitchen with casual living /dining and separate utility room. On the first floor are four good sized bedrooms, one with ensuite shower room and further family bathroom.

Externally there is ample driveway parking, detached double garage and delightful, fully landscaped and south facing rear gardens with excellent sized lawns, paved patio areas and mature hedging offering super privacy.

Early viewing is recommended to appreciate this fine home.



- Excellent Detached Family Home in Much Sought After Residential Area Tucked Away in a Quiet Cul-De-Sac Location
  - Spacious Entrance Hall with Cloakroom/wc
  - Generous Lounge with Feature Fireplace and Bay Window
    - Sitting Room / Home Office
- Open Plan Modern Fitted Kitchen with Breakfast Area and range of appliances Open Plan to Casual Living and Dining Area
  - Separate Utility Room
  - Four Good Sized Well Proportioned Bedrooms, One with Ensuite Shower Room
    - Modern Family Bathroom
    - Gas Central Heating/Double Glazed Windows/Alarm System
- Extensive Driveway Parking/Detached Double Garage/Front, Side and South Facing Rear Gardens in lawns with Delightful patio Areas and Mature Hedging for Privacy
- Superb quiet cul-de-sac position yet extremely convenient to amenities including leading Schools

The Property Comprises:

## Ground Floor

Mahogany effect uPVC front door to:

ENTRANCE HALL: Solid wood floor. Under stairs cloakroom.

CLOAKROOM/WC: Low flush wc, feature wash hand basin inset in vanity unit with tiled splashback. Ceramic tiled floor, window shutters.



LOUNGE: 19' 8" x 15' 3" (5.99m x 4.65m) (at widest points). Marble effect fireplace with tiled inset and hearth. Gas coal effect fire. Cornice ceiling, low voltage spotlights. Bay window.



FAMILY ROOM OPEN PLAN TO MODERN FITTED KITCHEN/CASUAL DINING AREA: 22' 9" x 14' 3" (6.93m x 4.34m) (at widest points, overall). Range of high and low level units, quartz work surfaces and drainer. One and a half bowl stainless steel sink unit, feature circular breakfast bar, integrated Neff double ovens, integrated fridge/freezer. Pull-out larder cupboard. Integrated Bosch dishwasher, integrated Neff five ring gas hob, stainless steel extractor fan over. Part tiled walls, ceramic tiled floor, under unit lighting, low voltage spotlights. Glazed doors to rear.



TV ROOM: 12' 2" x 9' 6" (3.71m x 2.9m) (at widest points). Shuttered windows.



Bi-folding doors from family room to . . .

CONSERVATORY: 11' 9" x 11' 4" (3.58m x 3.45m) (at widest points). Ceramic tiled floor, double doors to rear garden.



UTILITY ROOM: 9' 2" x 6' 5" (2.79m x 1.96m) Range of high and low level units, work surfaces. One and a half bowl single drainer sink unit, integrated wine rack, plumbed for washing machine, space for tumble dryer. Ceramic tiled floor, part tiled walls, door to side.



## First Floor

LANDING: Low voltage spotlights, access to floored roofspace via Slingsby ladder.



PRINCIPAL BEDROOM: 17' 6" x 15' 2" (5.33m x 4.62m) (to include ensuite). Low voltage spotlights, cornice ceiling. Oriel window.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit and wash hand basin, fully tiled shower cubicle. Fully tiled walls, ceramic tiled floor. Heated towel rail, low voltage spotlights.



BEDROOM (2): 12' 4" x 11' 7" (3.76m x 3.53m) (at widest points).



BEDROOM (3): 12' 2" x 9' 8" (3.71m x 2.95m) (at widest points). Walk-in wardrobe.



BEDROOM (4): 11' 2" x 10' 4" (3.4m x 3.15m) Built-in robes.



FAMILY BATHROOM: Suite comprising low flush wc, vanity unit with feature wash hand basin. Panelled bath with telephone hand shower. Part tiled walls, ceramic tiled floor, low voltage spotlights. Walk-in hotpress with copper cylinder.



#### Outside

DETACHED GARAGE: 18' 3" x 17' 8" (5.56m x 5.38m) (at widest points). Twin up and over electric doors. Gas boiler.

South facing and mature rear gardens. Raised stone paved patio area with excellent sized lawns with mature hedging offering excellent privacy. Second paved patio for evening sun.



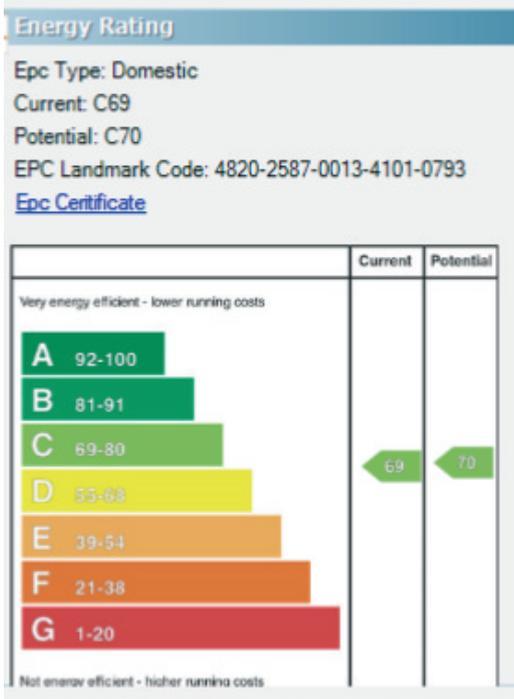


Location:

Malone Road heading out of Belfast through traffic lights at Balmoral take the second left into Malone Meadows then take the first turn on the right and number 42 is at the bottom of the cul-de-sac.



Sizes And Dimensions Are Approximate. Actual May Vary.



Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

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