

## Outstanding Circa 2,000 Sq Ft Ground Floor Apartment



A unique and outstanding ground floor apartment in a prime residential location off the Malone Road at Piney Hills. Constructed during 2003/2004 this magnificent home offers spacious accommodation of approximately 1960 sq ft. The rooms lead off an impressive central hallway and with 9 ft ceilings have an ambience and quality that will have wide ranging appeal.

The accommodation which has a high standard of interior finish comprises a large drawing room with a wall mounted flueless catalytic gas fire, a spacious dining room opens to the magnificent kitchen area and separate utility room. Three double bedrooms, the master benefits from an excellent ensuite bathroom with separate shower cubicle, with built-in furniture and a deluxe main bathroom are complemented by uPVC double glazed windows, gas fired central heating and a separate storage room.

In addition the beautiful landscaped garden areas and parking facility are approached via electric entrance gates which simply adds to the overall quality and character of this fine home.

Offers Over  
£395,000

Apartment  
1A Piney Hills,  
Malone Road,  
Belfast,  
BT9 5NR

Viewing by  
appointment with  
& through agent  
028 9066 3030



- An Outstanding Ground Floor Apartment of circa 1960 sq ft in Superb Location
- Spacious Well Presented Accommodation (All Rooms Lead off Central Hallway)
- Impressive Drawing Room and Separate Dining Room both with Double Doors from Hallway
- Magnificent Kitchen Area with Extensive Range of Kitchen Units and Integrated Appliances
- 3 Double Bedrooms, Master Bedroom with Superb Ensuite Bathroom
- Separate Utility Room and Separate Storage Room
- Communal Gardens, Electric Entrance Gates, Parking for 2 Cars
- Gas Central Heating
- uPVC Double Glazed Windows

The Property Comprises:

### Ground Floor

RECEPTION HALL: Low voltage spotlights, walk-in storage cupboard.

DRAWING ROOM: 18' 2" x 16' 6" (5.549m x 5.026m) Solid wooden silver ash flooring, flueless catalytic wall mounted gas fire, low voltage spotlights. Double doors to reception hall.



DINING ROOM: 19' 7" x 12' 0" (5.979m x 3.66m) Solid wood silver ash flooring, low voltage halogen spotlights.



MAGNIFICENT KITCHEN; 14' 1" x 12' 4" (4.288m x 3.749m) Outstanding range of modern high and low level units, polished granite work surfaces, 1.25 stainless steel sink unit with mixer tap, granite drainer, built-in oven, integrated microwave, built-in halogen hob, stainless steel extractor canopy with integrated fan, integrated dishwasher, integrated fridge freezer.



UTILITY ROOM: 6' 10" x 6' 3" (2.088m x 1.898m) Built-in cupboards and work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine.

MASTER BEDROOM: 19' 6" x 11' 8" (5.952m x 3.5588m)



ENSUITE BATHROOM: Impressive tiled panelled bath with mixer tap, chrome heated towel rail style radiator, low flush wc, shower cubicle, wash hand basin in large vanity unit with storage underneath, fully tiled walls, soap dispenser.



BEDROOM (2): 16' 2" x 13' 10" (4.919m x 4.211m) BEDROOM (3): 13' 11" x 11' 10" (4.231m x 3.617m)



MAIN BATHROOM: Tiled panelled bath with mixer tap, shower cubicle, fully tiled walls, ceramic tiled floor, matching units in vanity unit with storage underneath, soap dispenser.



STORE: 9' 8" x 6' 11" (2.958m x 2.120m) Phoenix gas boiler, pressurised hot water cylinder.

## Outside

Excellent communal landscaped gardens with a selection of mature shrubs and trees. Parking area for two cars, tarmac entrance and driveway electric gates from approach road.



Management company

M.B. Wilson & Co

Service Charge

£1780 per annum

Location:

Travelling on the Malone Road heading out of town go through the lights at Balmoral Avenue, take next left into Piney Hills, and first gated entrance on right hand side is 1A Piney Hills.

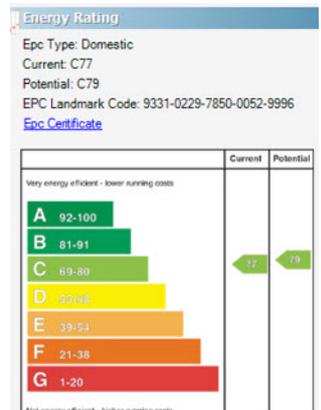
## Ground Floor

Approx. 190.5 sq. metres (2050.4 sq. feet)



Total area: approx. 190.5 sq. metres (2050.4 sq. feet)

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



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