



## 46 Malone Meadows, Belfast, BT9 5BG

**Price Guide £625,000**

We are pleased to offer for sale this beautiful three storey detached property set in the quiet, residential development of Malone Meadows, South Belfast. This beautiful home is finished to an exceptionally high standard throughout and offers spacious accommodation which can be adapted to suit a range of prospective purchasers. Currently comprising lounge with feature gas fire, dining room, living room, contemporary fitted kitchen, utility room, five excellent bedrooms (master with en-suite shower room) and family bathroom suite. Externally there is a south westerly facing garden to rear and excellent parking to the front along with integral double garage. Malone Meadows offers an oasis of calm yet is only minutes away from the café culture and wonderful shops and parks of the Lisburn Road and Malone area. Early viewing is recommended to appreciate this beautiful home.

- Beautiful Detached Home Finished To An Exceptional Standard
- Three Spacious Reception Rooms
- Utility Room & Cloakroom
- Integral Double Garage / Alarm System
- Oil Fired Central Heating / Double Glazed Throughout

- Five Excellent Bedrooms (Master With Luxury En-suite Shower Room)
- Contemporary Fitted Kitchen With Excellent Range Of Integrated Appliances
- Adaptable Accommodation Extending To Approx 2368 Square Ft.
- Enclosed Rear Garden In Lawn, Front In Lawn & Large Parking Area
- Quiet Residential Development Close To A Host Of Amenities, Leading Schools & Transport Links

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (37-49) <b>A</b>                            |         |           |
| (49-55) <b>B</b>                            |         |           |
| (55-65) <b>C</b>                            |         |           |
| (65-77) <b>D</b>                            |         |           |
| (77-85) <b>E</b>                            |         |           |
| (85-93) <b>F</b>                            |         |           |
| (93-100) <b>G</b>                           |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 40      | 56        |
| Northern Ireland                            |         |           |
| EU Directive 2002/91/EC                     |         |           |



**THE ACCOMMODATION COMPRISES  
ON THE FIRST FLOOR**

**ENTRANCE**

Hardwood front door.

**RECEPTION HALL**



Solid wood flooring.

**LOUNGE 20'7 x 12'9 (6.27m x 3.89m)**



Solid wood flooring, feature gas fire with marble surround, recessed spotlighting. Double doors to dining room.



**DINING ROOM 13'2 x 10'9 (4.01m x 3.28m)**



Sliding patio doors to enclosed garden.

**KITCHEN 16'7 x 11'3 (5.05m x 3.43m)**



Luxury fitted kitchen with range of high and low level units and integrated appliances to include fridge / freezer, double oven, electric hob, dishwasher, granite work surfaces, concealed lighting, recessed spot lighting, tiled flooring.



**UTILITY ROOM 7'7 x 7'4 (2.31m x 2.24m)**

Low level units plumbed for washing machine & tumble dryer, tiled flooring, sink with mixer tap.

### LIVING ROOM 12'4 x 10'4 (3.76m x 3.15m)



Solid wood flooring.

### CLOAKROOM



Low flush W.C, wash hand basin with floating vanity unit, tiled flooring.

### ON THE SECOND FLOOR

Access to roof space.

### MASTER BEDROOM 14'2 x 12'8 (4.32m x 3.86m)



Solid wood floor.

**WARDROBE 6'3 x 5'0 (1.91m x 1.52m)**  
Shelving & hanging space.

### ENSUITE SHOWER ROOM



White suite comprising low flush W.C, enclosed electric shower, wash hand basin with vanity unit below, fully tiled walls, tiled flooring.

### BEDROOM TWO 12'5 x 10'7 (3.78m x 3.23m)



Solid wood flooring.

**DRESSING AREA 8'7 x 5'9 (2.62m x 1.75m)**  
Mirrored sliding robes.

### BEDROOM THREE 12'8 x 10'7 (3.86m x 3.23m)



Solid wood flooring.



#### BEDROOM FOUR 11'2 x 10'2 (3.40m x 3.10m)



Solid wood flooring.

#### BATHROOM



White suite comprising bath with electric shower over, pedestal wash hand basin, bidet, low flush W.C, floor tiling, part tiled walls.

#### ON THE GROUND FLOOR

#### BEDROOM FIVE 11'6 x 10'4 (3.51m x 3.15m)



Solid wood floor.

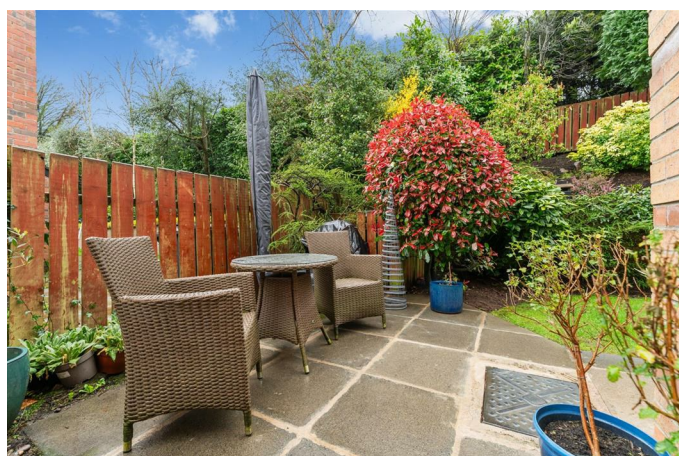
#### DOUBLE GARAGE 19'4 x 18'6 (5.89m x 5.64m)

Electric door. Wired.

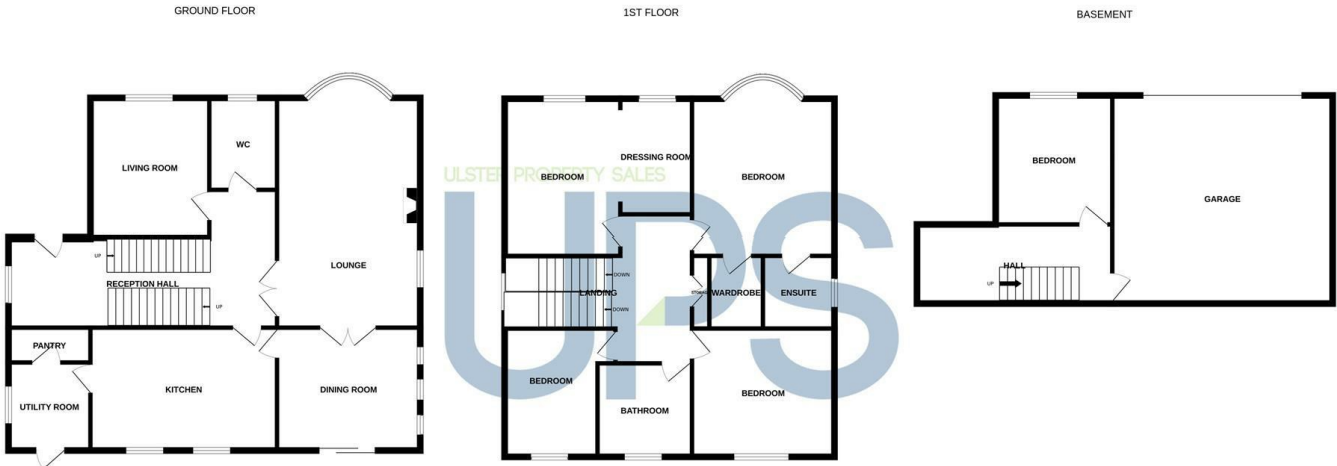
#### OUTSIDE



Enclosed rear garden in lawn surrounded by mature shrubs & trees, patio area. Front garden in lawn and excellent parking. Outside lighting, sockets & water tap.

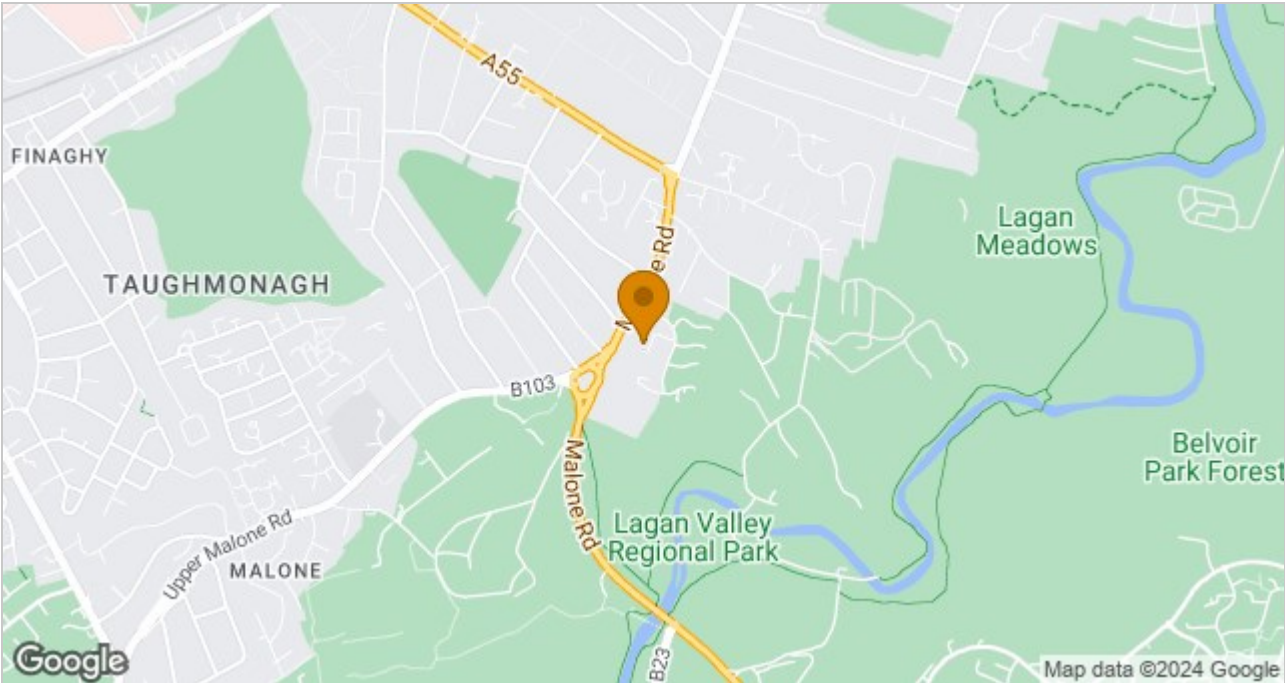


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

|                                 |                                |                                 |                              |                                  |
|---------------------------------|--------------------------------|---------------------------------|------------------------------|----------------------------------|
| ANDERSONSTOWN<br>028 9060 5200  | BALLYNAHINCH<br>028 9756 1155  | CAUSEWAY COAST<br>0800 644 4432 | FORESTSIDE<br>028 9064 1264  | NEWTOWNARDS<br>028 9181 1444     |
| BALLYHACKAMORE<br>028 9047 1515 | BANGOR<br>028 9127 1185        | CAVEHILL<br>028 9072 9270       | GLENGORMLEY<br>028 9083 3295 | RENTAL DIVISION<br>028 9070 1000 |
| BALLYMENA<br>028 2565 7700      | CARRICKFERGUS<br>028 9336 5986 | DOWNPATRICK<br>028 4461 4101    | MALONE<br>028 9066 1929      |                                  |



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark