



44 Mount Eden Park, Belfast, BT9 6RB

Price Guide £595,000

This beautiful double fronted detached family home is located on the popular Mount Eden Park just off the Malone Road in South Belfast. The accommodation is well presented throughout and would make an ideal family home. On the ground floor there is a reception hall, spacious lounge, living room, kitchen / dining, utility, W.C & study. On the first floor there are three excellent bedrooms and family bathroom suite. The second floor comprises converted attic. Externally, the property benefits from an extensive secure, south facing rear garden surrounded by mature shrubs & trees, patio area, detached garage & driveway. Oil fired central heating & PVC double glazing are both in place. Mount Eden Park is located within easy commuting distance of the City Centre and the shopping and recreational amenities of the Lisburn Road. The area is also well served by a number of leading schools within a few minutes' drive making this an ideal opportunity to acquire a home suitable for many differing family requirements.

- Beautifully Presented Detached Family Home
- Contemporary Fitted Kitchen / Dining Room & Utility Room
- Three Good Sized Bedrooms
- Converted Attic With Excellent Storage
- Convenient To Leading Schools, Strangford Playing Fields & Malone Meadows
- Double Aspect Lounge With Bay Window & Seperate Living Room
- Downstairs W.C & Study / Storage Room
- Modern Family Bathroom Suite
- Large South Facing Garden In Lawn With Patio Area, Detached Garage & Spacious Driveway
- Excellent Transport Facilities All Nearby Including Train & Bus Stops & Access To The Motorway Network

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (37-42) A | | | |
| (43-47) B | | | |
| (48-52) C | | | |
| (53-57) D | | | |
| (58-62) E | | | |
| (63-67) F | | | |
| (68-72) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | 27 | 44 |
| EU Directive 2002/91/EC | | | |

THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR

ENTRANCE

Tiled porch, PVC front door.

RECEPTION HALL



Solid Brazilian Walnut floor.

LOUNGE 18'4" x 11'5" (5.6 x 3.5)



Bay window. Dual aspect. Solid Brazilian Walnut floor. Wall panelling. Fire surround.

LIVING ROOM 12'9" x 10'9" (3.9 x 3.3)



Solid Brazilian Walnut floor.

KITCHEN 18'8" x 15'1" (5.7 x 4.6)



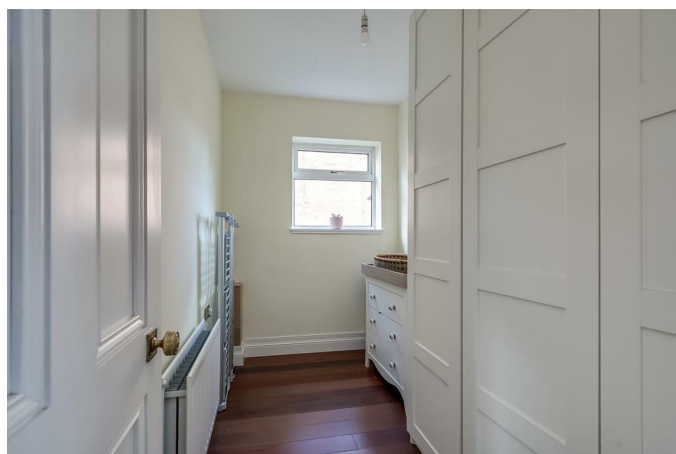
Range of high and low level units, integrated dishwasher, fridge / freezer, wall mounted double oven, hob, stainless steel extractor, 1.5 stainless steel sink unit with drainer & mixer tap, tiled floor, part tiled walls, double PVC doors to rear garden.



UTILITY 8'2" x 6'2" (2.5 x 1.9)

Plumbed for washing machine.

STUDY 10'5" x 5'6" (3.2 x 1.7)



Solid Brazilian Walnut floor.

W.C



Burlington High Rise W.C, and wash hand basin. Solid Brazilian Walnut floor.

ON THE FIRST FLOOR



BEDROOM ONE 14'9" x 11'1" (4.5 x 3.4)



Dual aspect. Wooden floor.

BEDROOM TWO 10'9" x 9'10" (3.3 x 3.0)



Built in robe.

BEDROOM THREE 2.9 x 2.4 (0.61m.2.74m x 0.61m.1.22m)



BATHROOM



White suite comprising low flush W.C, wash hand basin with vanity unit below, panel bath with shower over, fully tiled walls, tiled floor.

ON THE SECOND FLOOR

CONVERTED ATTIC 20'11" x 5'6" (6.4 x 1.7)



Storage into eaves.

OUTSIDE

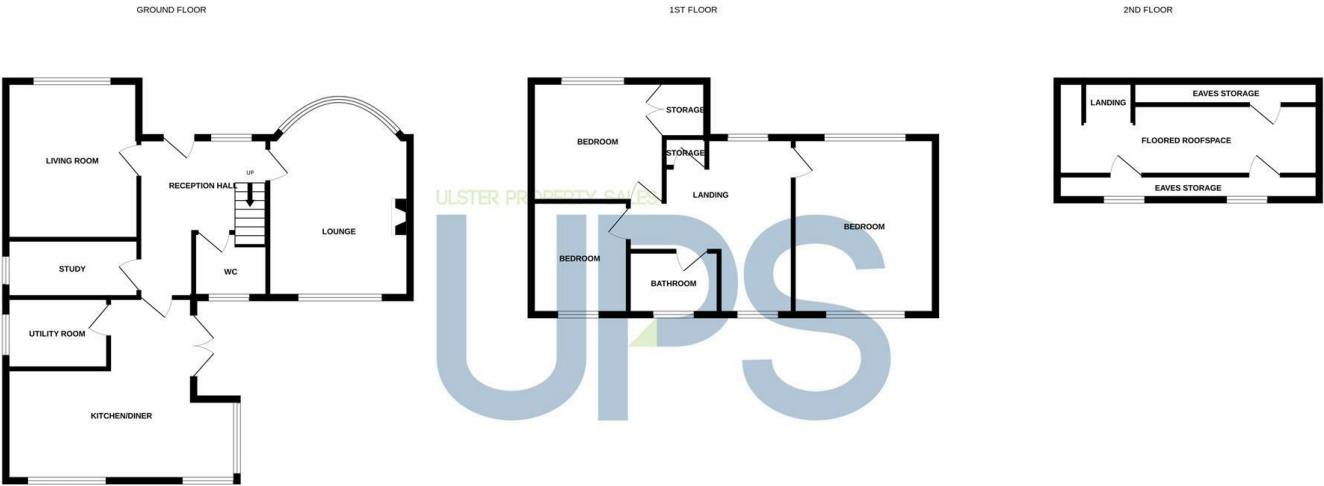


Securely gated south facing garden to rear in lawn with paved patio area. Spacious driveway to front providing ample off street parking and turning space.



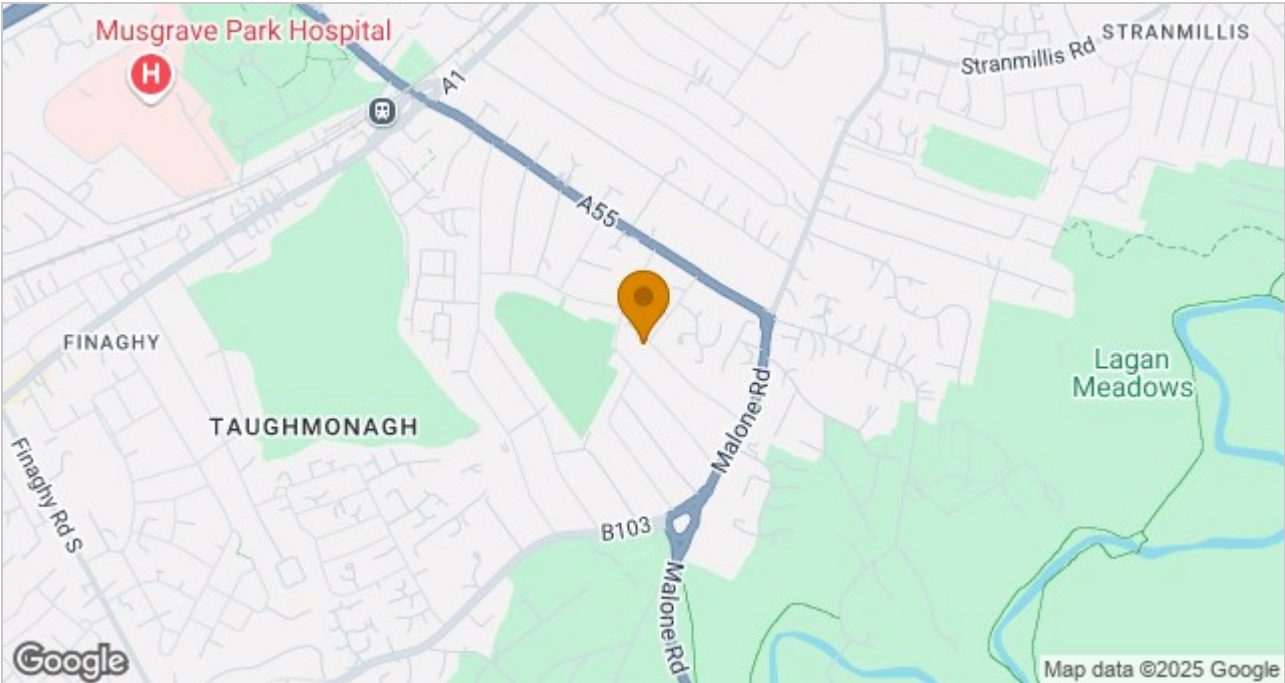
DETACHED GARAGE 16'8" x 7'10" (5.1 x 2.4)

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.
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Area Map



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