

simon**BRIEN**
RESIDENTIAL

Regents Wood, 192 Malone Road,
Belfast, BT9 5LP



Asking Price £325,000

Telephone 02890 668888
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KEY FEATURES

- Well-Appointed Townhouse In Exclusive South Belfast Gated Development
- Comfortable Lounge With Stone Fireplace
- Fully Fitted Kitchen With Casual Dining Area And Views Over Lagan Meadows With Double Doors Leading Outside
- Three First Floor Bedrooms, Master With Ensuite And Large Dressing Room
- Separate Utility Room And WC
- Fully Tiled Family Bathroom In White Suite
- Driveway Parking To Front And Integral Garage
- Private Enclosed Rear Landscaped Paved Garden With Wonderful Views
- Sought After Location On Malone Road

SUMMARY

This well-presented townhouse is set in the sought after Malone area in South Belfast and is accessed through electric gates. The home offers well-presented accommodation which will suit the young professional couple, family or those downsizing alike.

The generous accommodation is set over three floors and comprises garage and utility room to the ground floor and lounge and spacious kitchen with space for casual dining on the first floor. On the second floor there are three well-proportioned bedrooms, master with ensuite shower room and a family bathroom.

Situated in Malone, this home will be popular on the open market due to its proximity to excellent schools and the amenities of South Belfast along with ease of access to Belfast city centre.

Viewing is strictly by private appointment. Please contact our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

INTEGRAL GARAGE:

18' 1" x 13' 2" (5.50m x 4.01m)

Up and over electric door. Beam vacuum system. Power and light.

STORE:

Ariston gas boiler. Pressurised water tank.

UTILITY ROOM:

8' 0" x 6' 7" (2.44m x 2.00m)

Plumbed for washing machine. Space for dryer. Underbench units and worktops. Stainless steel sink unit. Extractor fan.



FIRST FLOOR

LANDING:

Cornice ceiling.

LOUNGE:

21' 7" x 13' 2" (6.57m x 4.02m)
(into bay)

Cornice ceiling. Feature stone fireplace with gas fire.

SEPARATE WC:

Low flush WC. Pedestal wash hand basin. Extractor fan. Low voltage spotlights. Ceramic tiled floor. Part tiled walls.



KITCHEN OPEN PLAN TO DINING AREA:

17' 11" x 11' 2" (5.46m x 3.40m)

Range of high and low level units with granite worktops. Underbench electric oven. 4 ring gas hob. Stainless steel extractor fan. 1.5 bowl stainless steel sink unit. Bosch integrated dishwasher. Integrated fridge/freezer. Ceramic tiled floor. Low voltage spotlights. Double doors leading outside.



SECOND FLOOR

LANDING:

Velux window. Low voltage spotlights.

MASTER BEDROOM:

14' 7" x 11' 3" (4.44m x 3.44m)

DRESSING ROOM:

14' 11" x 6' 7" (4.55m x 2.01m)

Laminate wood floor. Built-in rails and shelves. Velux window.

ENSUITE SHOWER ROOM:

Low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle. Extractor fan. Low voltage spotlights. Ceramic tiled floor. Part tiled walls.

BEDROOM (2):

11' 2" x 9' 7" (3.40m x 2.91m)



BEDROOM (3):
11' 5" x 8' 1" (3.47m x 2.46m)

BATHROOM:
Low flush WC. Pedestal wash hand basin. Bath with tiled surround. Fully tiled corner shower unit. Extractor fan. Low voltage spotlights. Ceramic tiled floor. Fully tiled walls.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

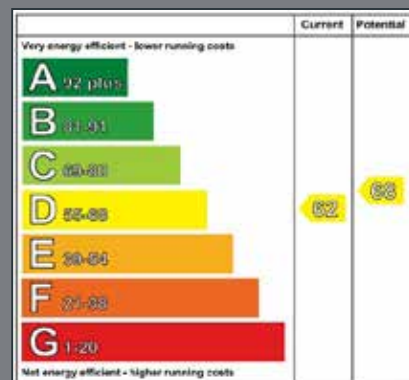


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/E/19/FB



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