

simonBRIEN
RESIDENTIAL

3 Marlborough Manor,
48 Marlborough Park South, Belfast, BT9 6HR



Asking Price £225,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Appointed Ground Floor Apartment
- Two Generous Bedrooms
- Spacious Living Room With Feature Fireplace
- Kitchen Open To Casual Dining Area
- Bathroom & Ensuite
- Gas Fired Central Heating / PVC Double Glazing
- Allocated Parking Space
- Communal Gardens
- Popular & Convenient Location Within Walking Distance Of Lisburn Road

SUMMARY

Exceptionally well located off Marlborough Park South, the property is well placed within walking distance of all amenities of the main Lisburn Road, and within comfortable distance of Belfast City Centre.

The property itself is on the ground floor, and provides a pleasant layout of, two generous bedrooms, living room with feature fireplace, and separate kitchen / dining area; with bathroom and ensuite. Externally there are communal gardens, and an allocated parking space.

Likely to be of interest to the downsizer, young professional couple in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Communal entrance hall to:

Hardwood door leading to:

ENTRANCE HALL:

Two storage cupboards.

KITCHEN / DINING AREA:

17' 8" x 9' 0" (5.38m x 2.74m)

Excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Integrated fridge/freezer. Plumbed for dishwasher and washing machine. 4 ring hob with electric oven. Tiled floor. Cupboard housing gas boiler.



LIVING ROOM:
 13' 7" x 12' 7" (4.14m x 3.84m)
 Attractive feature fireplace with gas fire. Corniced ceiling.

BEDROOM (1):
 11' 1" x 10' 0" (3.38m x 3.05m)

ENSUITE SHOWER ROOM:
 Fully panelled shower enclosure. Low flush WC. Pedestal wash hand basin.

BEDROOM (2):
 11' 7" x 8' 9" (3.53m x 2.67m)
 Laminate floor.

BATHROOM:
 White suite comprising panelled bath. Low flush WC. Pedestal wash hand basin. Partially tiled walls. Laminate wooden floor.

OUTSIDE
 Communal gardens, and one designated parking space.





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: ML/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	77	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9208-5006-6822-0320-5830

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