

simonBRIEN
RESIDENTIAL

28 Malone Meadows,
Malone Road,
Belfast, BT9 5BG



Asking Price £595,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented Detached Family Home In Quiet Cul-De-Sac Off The Malone Road
- Split Level Reception Hall With Solid Oak Flooring, Cloakroom And Downstairs WC
- Lounge With Feature Fireplace and Gas Coal Effect Fire, Double Doors Leading To Dining Room
- Family Room With Solid Oak Flooring, Raised Electric Fire and Sliding Door Leading To Garden
- Modern Fully Fitted Kitchen And Dining Area With Range Of Appliances and 'Rangemaster' Oven. Separate Fitted Utility Room
- Four Well Proportioned Bedrooms Including Good Sized Master With Modern Ensuite Shower Room
- Luxury Good Sized Family Shower Room With Feature Tiling and Walk in Wet Room Style Shower Area
- Gas Fired Central Heating, Double Glazed Windows, Alarm System
- Pavior Driveway For Ample Parking, Front Garden In Lawns With Shrubs
- Detached Matching Double Garage
- Enclosed Delightful And Extremely Private Rear and Side Gardens In Lawns with Paved Patio Area, Boundary Trees And Fencing
- Quiet Cul-De Sac Location Convenient To Amenities Of Lisburn Road And South Belfast Including Barnetts Park And The Lagan Towpath



SUMMARY

This detached family home occupies a very generous and private site in a quiet cul-de-sac within the much sought after residential Malone area and is extremely convenient to many amenities in the locality including shops, public transport, leading schools and golf clubs. The property is well presented and has been further modernised by the current owners.

The interior space is well planned and provides both formal and informal areas to enjoy. There are four bedrooms, master with en-suite, 3 reception rooms, open plan kitchen and dining area, utility room, cloakroom with WC and separate walk in cloaks cupboard.

The mature good sized gardens are to the front, rear and side with a rear patio accessible from both the Formal Dining Room and Family Room. There is ample paviour driveway parking and Detached Double Garage with twin doors.

This is a superb modern family home in a quiet cul-de-sac location and well worth a closer look.

ACCOMMODATION COMPRISES

ENTRANCE

Steps to covered porch and front door with glazed side panel.

SPLIT LEVEL RECEPTION HALL:

Oak strip floor



**GROUND FLOOR
CLOAKROOM:**

Low flush WC, wash hand basin, tiled splashback.

SEPARATE WALK IN CLOAKS CUPBOARD:

LOUNGE:

15' 2" x 17' 7" (4.62m x 5.36m)

Painted and carved wooden fireplace, with marble hearth and inset. Gas coal effect fire. Double doors to:



DINING ROOM:
12' 2" x 10' 2" (3.71m x 3.1m)

Double doors to patio.



FAMILY ROOM:
11' 10" x 11' 6" (3.61m x 3.51m)

Raised feature electric fire. Sliding door to patio. Oak strip floor.



KITCHEN/DINING AREA:
14' 1" x 10' 4" (4.29m x 3.15m)

Full range of high and low level units. Single drainer stainless steel sink unit. Plumbed for dishwasher. Wood effect worktops. 'Rangemaster' oven with 5 ring gas hob and warming plate. Matching black 'Beiling' extractor fan. Oak strip floor.





UTILITY ROOM:
8' 8" x 6' 6" (2.64m x 1.98m)

Range of matching low level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Door to side garden. Gas fired boiler cupboard. Oak strip floor.

FIRST FLOOR
Gallery Landing.



MASTER BEDROOM (1):
17' 8" x 15' 2" (5.38m x 4.62m)

Range of built in sliding robes.



LUXURY FULLY TILED ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with 'Aqualisa' shower. Low flush WC. Pedestal wash hand basin with mirror above. Chrome heated towel rail.



BEDROOM (2):
12' 10" x 11' 6" (3.91m x 3.51m)

Currently used as office.



BEDROOM (3):
12' 2" x 10' 2" (3.71m x 3.1m)



BEDROOM (4):
10' 4" x 10' 4" (3.15m x 3.15m)

Double built in wardrobe, access to roofspace.



FULLY TILED FAMILY SHOWER ROOM:

Fully tiled walk in double shower enclosure with 'Hansgrohe' shower. Low flush WC, vanity unit. Fitted wall mirror. Walkin hotpress.



OUTSIDE:

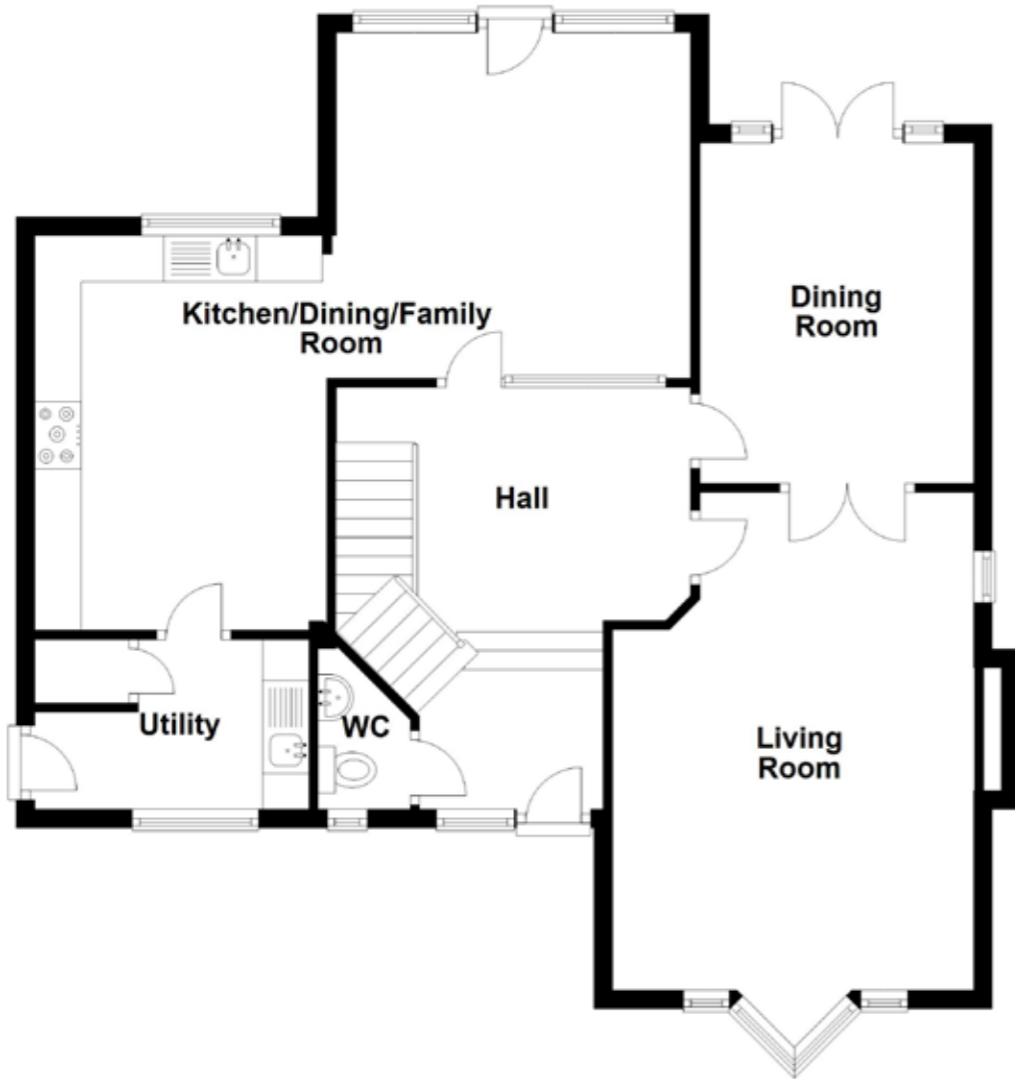
DETACHED DOUBLE GARAGE:

Twin up and over doors. Light and power. Side door to garden. Roofspace storage.

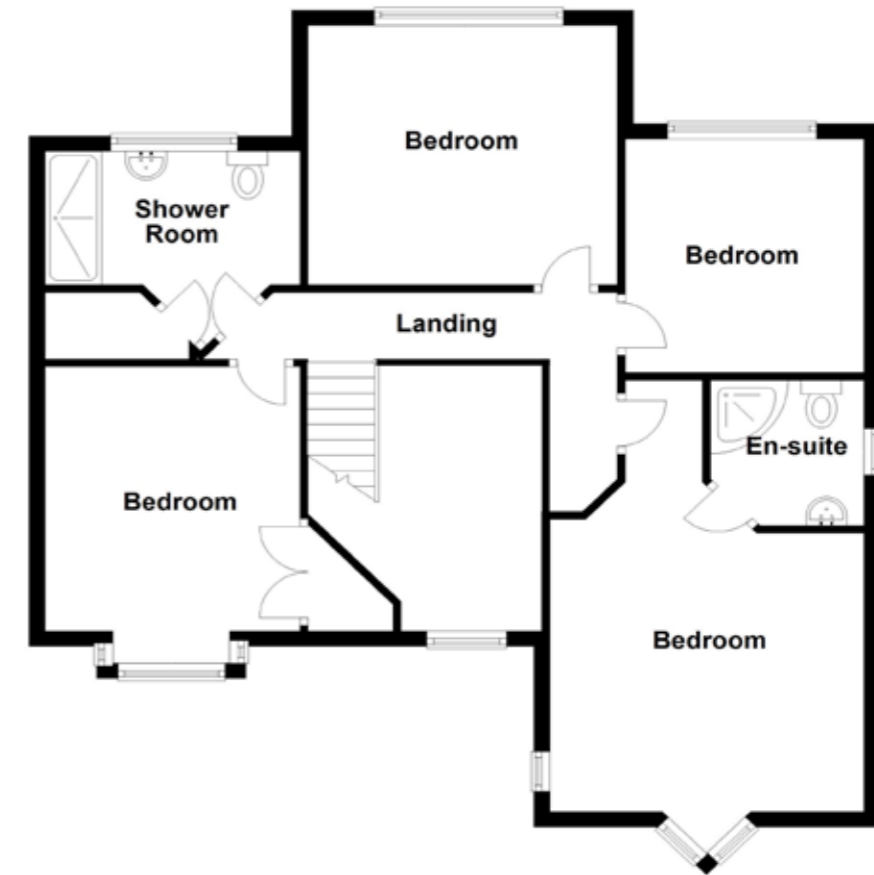
Front garden in lawn with trees and shrubs. Pavior driveway for ample parking.
Private and enclosed mature rear and side gardens in lawn with trees and shrubs.
Paved patio area. Outside tap. Boundary fencing.



Ground Floor



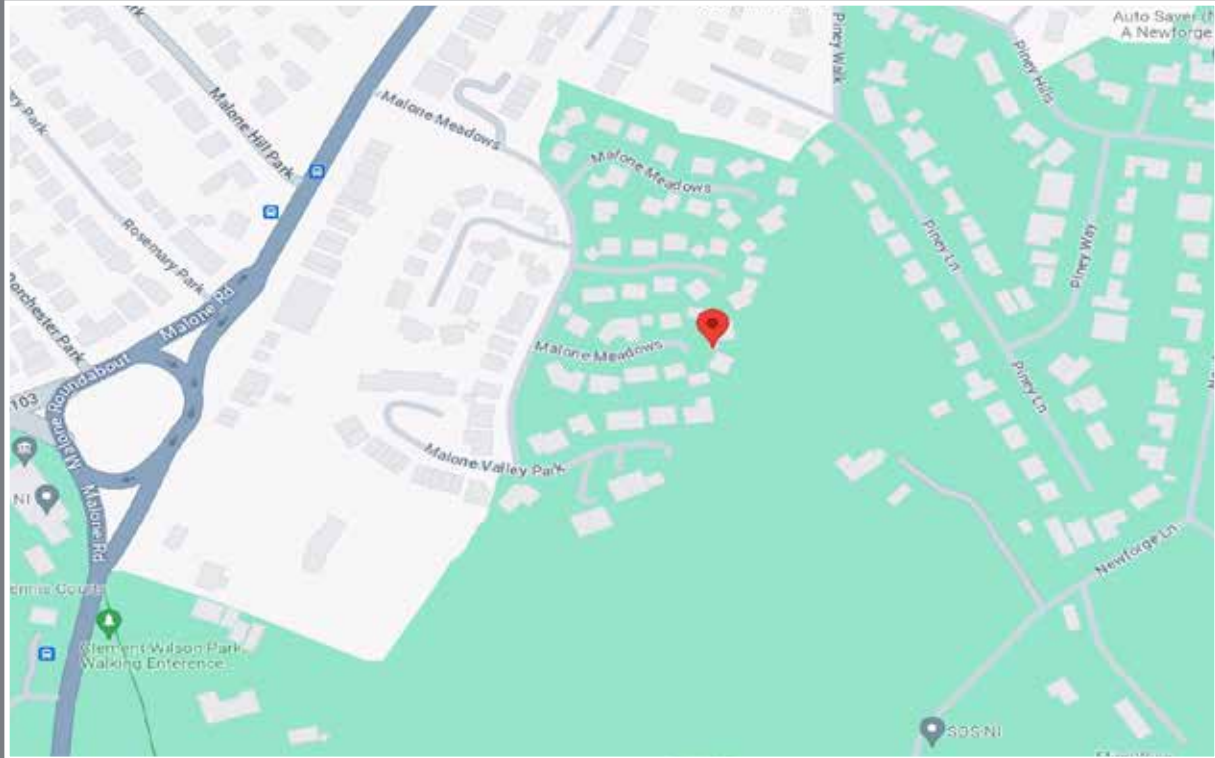
First Floor



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

28 Malone Meadows, Belfast

Location



28 Malone Meadows, Belfast

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: EM/I/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0370-2160-8310-2327-5071

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.