

simon**BRIEN**  
RESIDENTIAL

7 Malone Heights,  
Belfast, BT9 5PG



Offers Over £295,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Detached Bungalow
- Requires Significant Modernisation Throughout
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom In Coloured Suite
- Oil Fired Central Heating
- PVC Double Glazing
- Large Attached Garage
- Driveway Parking
- Enclosed Gardens to the Rear
- Popular & Convenient Location Off Upper Malone Road

## DESCRIPTION

Malone Heights is exceptionally well located off the Upper Malone Road within walking distance of local amenities, and transport routes connecting Belfast City Centre and further afield.

This particular detached bungalow requires significant modernisation and provides a layout of, three bedrooms, two reception rooms, kitchen and bathroom. In addition, the property benefits from a pleasant enclosed rear garden, large attached garage and generous driveway parking

Likely to be of interest to those downsizing within the area, or to the young professional or family viewing is by appointment through our South Belfast office on 028 9066 8888.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

PVC to Entrance Hall, Cloaks Cupboard



#### LIVING ROOM:

15' 9" x 12' 8" (4.8m x 3.86m)



#### DINING ROOM:

15' 9" x 11' 3" (4.8m x 3.43m)





**KITCHEN:**

**11' 4" x 8' 0" (3.45m x 2.44m)**

High and Low Level Units, inset sink, door to rear garden



**BEDROOM (1):**

**11' 9" x 10' 9" (3.58m x 3.28m)**



**BEDROOM (2):**

**11' 2" x 8' 8" (3.4m x 2.64m)**



**BEDROOM (3):**

**10' 9" x 8' 9" (3.28m x 2.67m)**





**BATHROOM:**

Coloured suite with panelled bath, mixer taps, low flush WC, pedestal wash hand basin

**ADDITIONAL WC:**

Low flush WC. Hotpress. Access to Roofspace via pull down ladder



**DETACHED GARAGE:**  
28' 9" x 9' 4" (8.76m x 2.84m)

Utility area

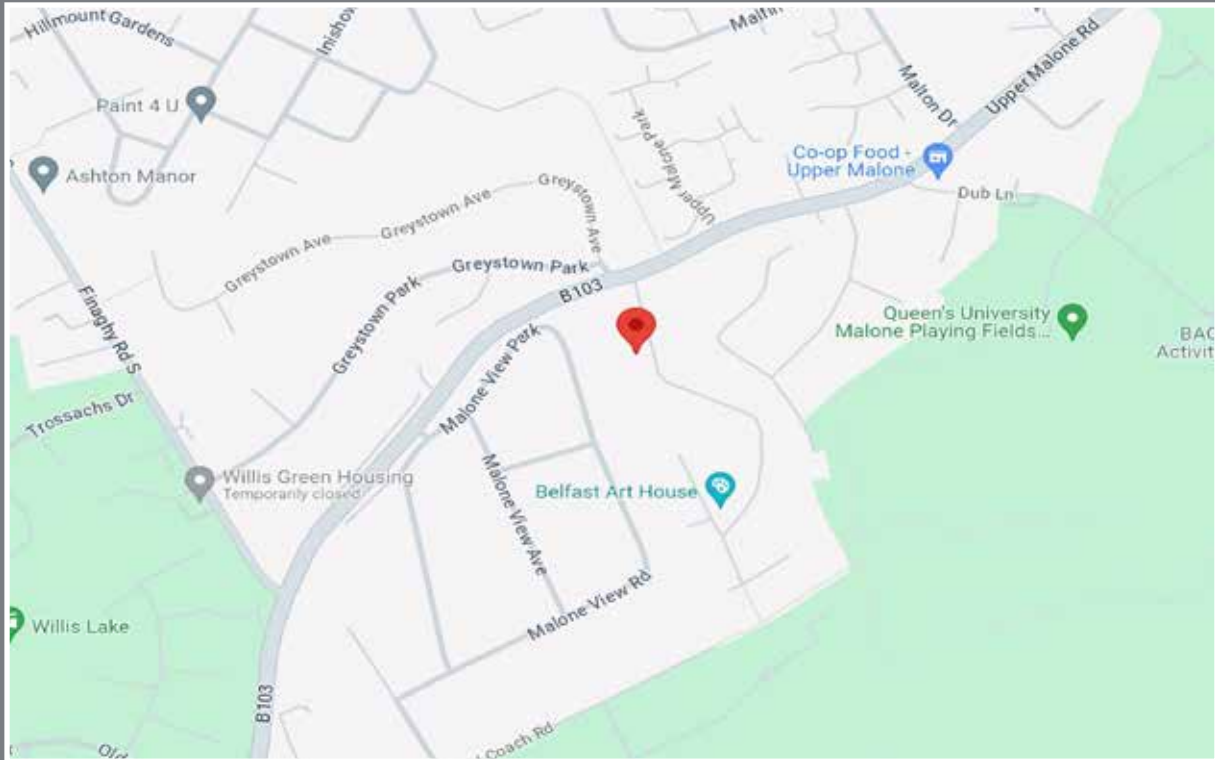
**OUTSIDE**

Gardens to rear, driveway parking





# 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](http://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/E/24/SD



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