

simonBRIEN
RESIDENTIAL

31 Maryville Park,
Belfast, BT9 6LP



Asking Price £550,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Semi Detached Family Home
- Well Presented Accommodation throughout
- Living Room
- Extended Kitchen with Central Island open to Living/Dining Areas
- Three Bedrooms
- Family Bathroom and Ensuite
- Utility Room
- Downstairs Cloakroom
- Enclosed South Facing Patio Gardens to Rear with Southernly Aspect
- Popular and Convenient Location off Lisburn Road within walking distance of all amenities, shops, pubs, cafes and restaurants
- Ideal for Young Family or Professional Couple
- Viewing by Private Appointment

DESCRIPTION

Maryville Park is a superb residential address in the heart of South Belfast off the Lisburn Road within walking distance of all local amenities, pubs, cafes, restaurants, excellent schooling and transport routes providing additional provincial connections.

The subject property provides well presented accommodation with living room, spacious open plan kitchen/living/dining, three bedrooms, bathroom, ensuite, utility room and cloakroom. Externally there are pleasant south facing enclosed gardens to the rear and driveway parking to the front

Likely to be of interest to the young family or professional couple viewing is by private appointment through our Lisburn Road Office 02890 668888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

PVC Door to Entrance Hall, tiled floor

CLOAKROOM:

WC and wash hand basin



LIVING ROOM:

12' 9" x 12' 9" (3.89m x 3.89m)

UTILITY ROOM:

8' 0" x 4' 8" (2.44m x 1.42m)

High and low level units, inset sink, gas boiler





KITCHEN/LIVING/DINING:
27' 9" x 19' 3" (8.46m x 5.87m)

Kitchen – High and Low Level units, central island unit, inset sink, 4 ring gas hob, electric oven, integrated fridge freezer, dishwasher, , tiled floor



FIRST FLOOR

LANDING:

Access to roofspace

BEDROOM (1):

11' 9" x 10' 7" (3.58m x 3.23m)



ENSUITE:

Fully Tiled Shower Enclosure, low flush WC, wash hand basin

BEDROOM (2):
10' 9" x 10' 8" (3.28m x 3.25m)



BEDROOM (3):
8' 9" x 6' 8" (2.67m x 2.03m)

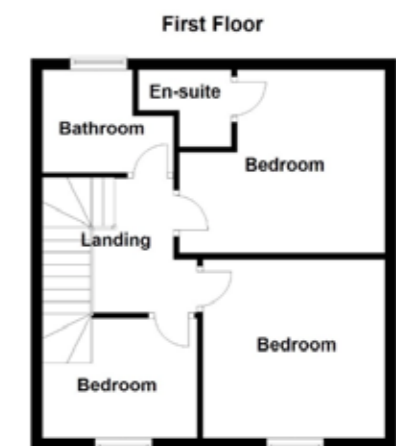
OUTSIDE

Enclosed patio gardens to rear, driveway parking to the front

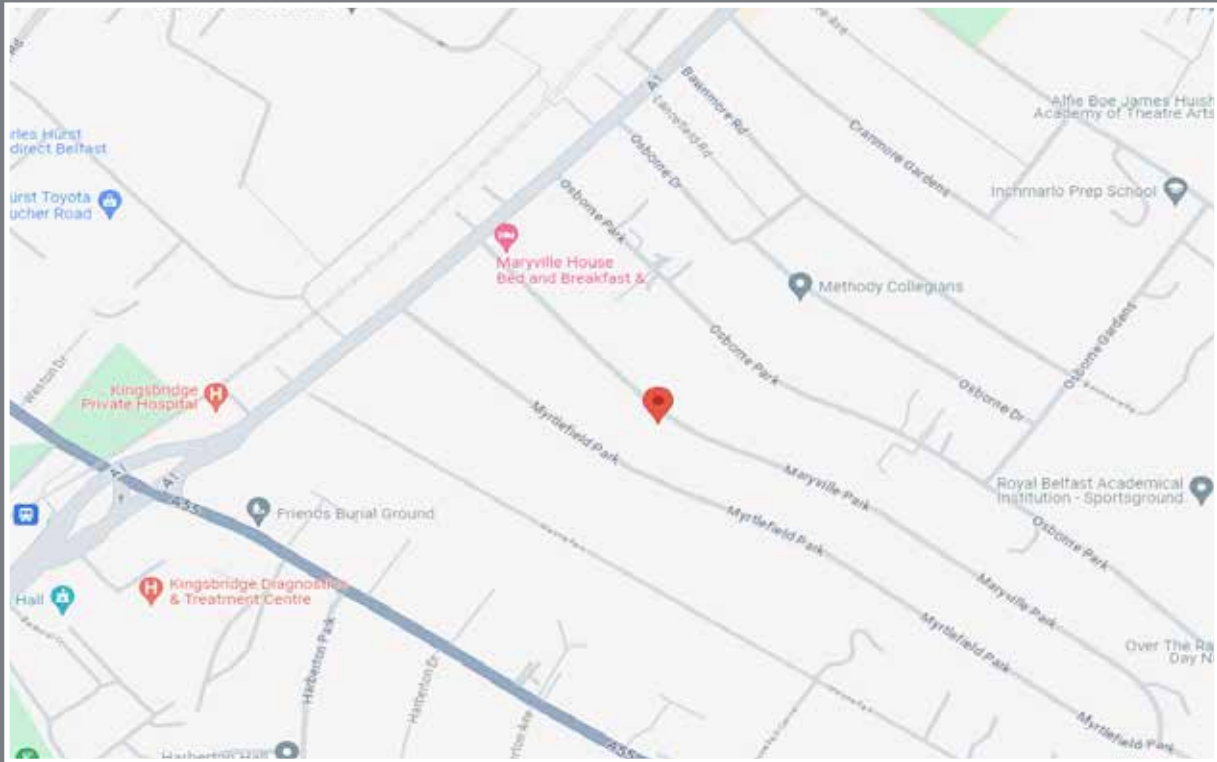


BATHROOM:

White suite, panelled bath, mixer taps, shower enclosure, low flush WC, wash hand basin



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**



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