



37 Thornhill Malone, Belfast, BT9 6SS

Price Guide £370,000

This second floor apartment is located just off the Malone Road in a quiet cul de sac, convenient to a host of amenities. The bright and spacious accommodation which can be adapted as required, currently comprises lounge, living room (which could be used as a third bedroom) kitchen, two generous bedrooms (master with en-suite) and shower room. PVC double glazed windows and gas fired central heating are in place. Externally there is a private garage and well maintained communal gardens. Within walking distance to the many shops, boutiques, cafes and restaurants of the Lisburn Road along with many leisure options nearby such as Lagan Meadows, Stranmillis Tennis & Boat Club & Malone Golf Club, we are sure this apartment will appeal to a range of prospective purchasers and therefore early viewing is recommended.

- Excellent Second Floor Apartment In Sought After Development
- Two Bedrooms (Master Bedroom With En-suite Shower Room)
- An Abundance Of Storage Throughout
- Private Garage, Communal Gardens
- Bright & Spacious Accommodation Which Can Be Adapted As Desired
- Lounge & Living Room (Which Can Be Used As A Third Bedroom If Required)
- Within Walking Distance To The Shops, Cafes & Restaurants Off The Lisburn Road
- PVC Double Glazing / Gas Fired Central Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

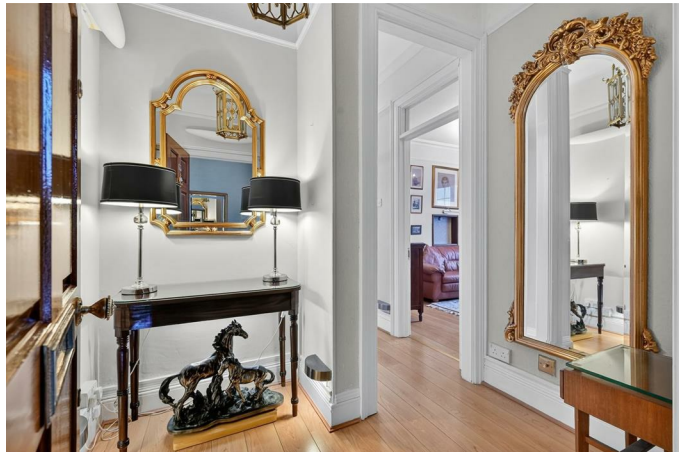
THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Communal reception hall with lift and stair access to all floors.

ON THE SECOND FLOOR

ENTRANCE



Hardwood front door. Wooden floor.

STORAGE ROOM 6'10" x 5'6" (2.1 x 1.7)

LOUNGE 21'7" x 15'8" (6.6 x 4.8)



Wooden floor, cornice ceiling.



LIVING ROOM / BEDROOM THREE 15'1" x 8'10" (4.6 x 2.7)



Wooden floor.

KITCHEN 15'1" x 8'6" (4.6 x 2.6)



Excellent range of high and low level units, plumbed for washing machine and dishwasher, integrated oven & extractor fan, single drainer stainless steel sink unit with mixer tap, integrated oven, fully tiled walls.

MASTER BEDROOM 14'9" x 14'1" (4.5 x 4.3)



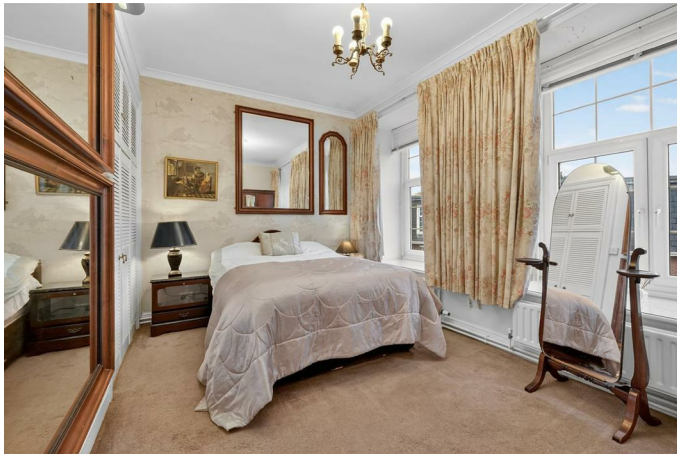
Built in wardrobe.

ENSUITE



Enclosed walk in shower, wash hand basin, low flush W.C.

BEDROOM TWO 14'9" x 14'1" (4.5 x 4.3)



Built in wardrobe.

SHOWER ROOM



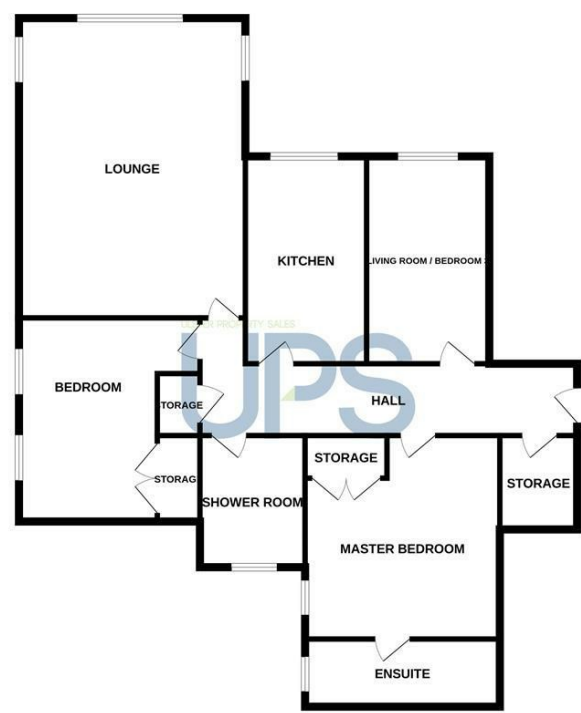
Contemporary suite comprising double shower enclosure, low flush W.C, pedestal wash hand basin, fully tiled walls.

OUTSIDE

Private garage. Communal gardens.

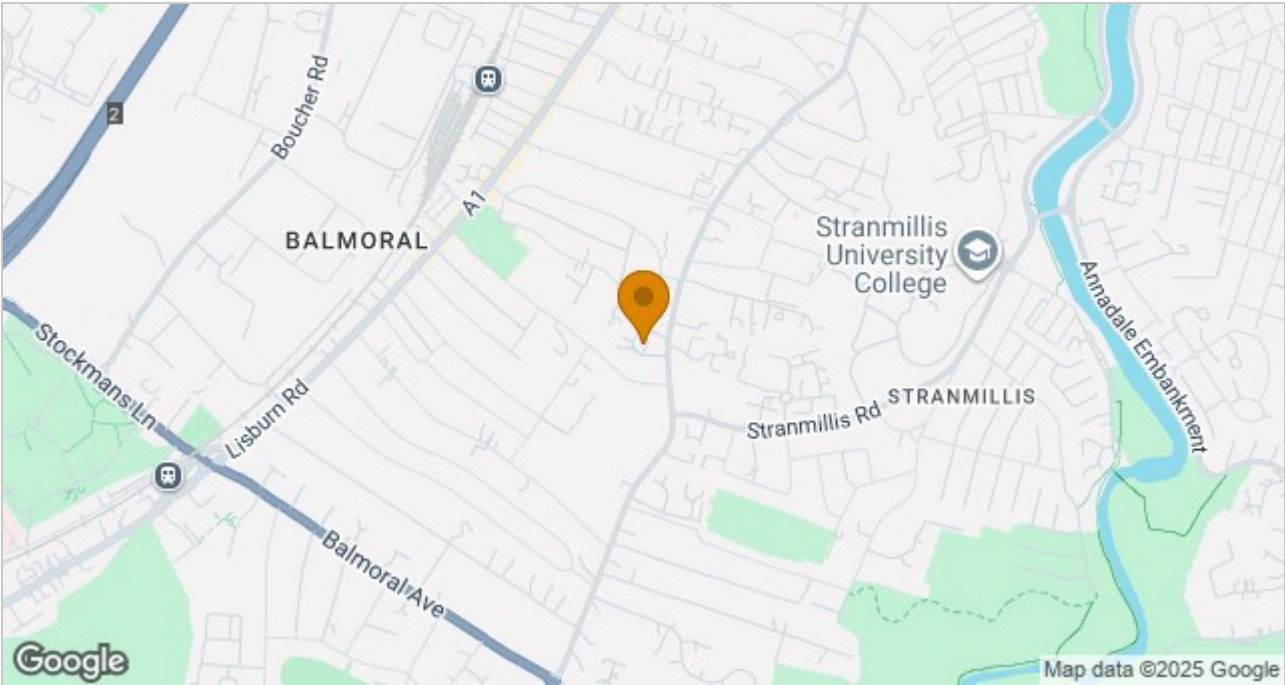
Floor Plan

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropack ©2025

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark