



158 Malfin Drive, Belfast, BT9 6QT

Price Guide £150,000

We are pleased to offer for sale this well presented terraced home, conveniently located just off the Upper Malone Road in South Belfast. Ready to move into, the accommodation comprises living room, kitchen with dining area, two excellent bedrooms and modern bathroom suite. Outside the property benefits from off street parking to the rear and an easily maintained front garden. Gas fired central heating and PVC double glazing are also in place. Close to a host of amenities including excellent transport links, schools & shops we encourage early viewing.

- Well Presented Mid Terraced Home
- Good Sized Living Room
- Modern Bathroom Suite
- Off Street Parking / Garden Area To Front
- Chain Free & Ready To Move Into
- Two Excellent Bedrooms
- Kitchen With Dining Area
- Gas Fired Central Heating / PVC Double Glazing
- Close To A Range Of Amenities
- Ideal For A Range Of Potential Purchasers

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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		69	75

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door.

LIVING ROOM 14'5" x 9'2" (4.4 x 2.8)



Laminate wood floor.

KITCHEN 14'5" x 10'2" (4.4 x 3.1)



Range of high and low level units, plumbed for washing machine, integrated oven, hob & stainless steel extractor fan, single drainer stainless steel sink unit with mixer tap, laminate wood floor, storage.



ON THE FIRST FLOOR

BEDROOM ONE 14'5" x 9'6" (4.4 x 2.9)



Laminate wood floor. Storage.

BEDROOM TWO 10'2" x 6'10" (3.1 x 2.1)



Laminate wood floor.

BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, bath with electric shower over.

OUTSIDE



Parking to rear. Enclosed garden to front.

Floor Plan



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.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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