

**6 MALONE MANOR,
OFF MALONE ROAD,
BELFAST,
BT9 6SR**



- **Beautifully renovated family home in the highly sought-after Malone Manor development**
- **Prime South Belfast location in BT9**
- **Finished to an exceptional standard throughout**
- **Spacious and beautifully presented accommodation**
- **Stylish new flooring fitted throughout the property**
- **Rebuilt chimney adding both character and structural improvement**
- **Cavity wall insulation for enhanced energy efficiency**
- **Bright and welcoming living areas with contemporary décor**
- **Modern, move-in-ready condition**
- **Landscaped gardens ideal for relaxing and entertaining with lean to roof/ sheltered area to front of property**
- **Convenient location close to leading schools, shops, cafés, and transport links**
- **Early viewing highly recommended to fully appreciate all this superb home has to offer**

Offers Over: £280,000

Welcome to 6 Malone Manor – a beautifully renovated home that effortlessly combines modern comfort with timeless style. Thoughtfully upgraded throughout, this impressive property offers exceptional presentation, generous living space, and a superb standard of finish both inside and out.

The current owners have undertaken extensive improvements, creating a home that is ready to move straight into. Recent renovations include stylish new flooring throughout, a rebuilt chimney, cavity wall insulation for improved energy efficiency, and beautifully landscaped gardens designed for both relaxation and entertaining.

Inside, the property enjoys bright and well-proportioned accommodation with a warm, contemporary feel. Every detail has been carefully considered to create a welcoming and elegant living environment, ideal for modern family life.

Externally, the gardens have been transformed into a wonderful outdoor space, offering attractive planting, well-maintained areas for entertaining, and excellent privacy – perfect for enjoying throughout the seasons.

Situated within the sought-after Malone Manor development, this outstanding home offers a rare opportunity to acquire a property finished to such a high standard in a highly desirable setting.

Early viewing is highly recommended to fully appreciate the quality, style, and attention to detail this exceptional home has to offer.

Ground Floor

HALLWAY:

Carpeted flooring.

KITCHEN WITH BREAKFAST/DINING AREA :

19' 7" x 9' 3" (5.96m x 2.82m)

Laminate flooring and door to patio. Kitchen has a range of high and low level units with laminate tops, stainless steel sink and drainer, free-standing oven, splashback tiling and extractor fan, strip fluorescent lighting.

LIVING ROOM: 19' 6" x 11' 5" (5.95m x 3.48m)

Laminate flooring and granite fireplace with open fire.



First Floor

BEDROOM (1): 12' 6" x 11' 10" (3.82m x 3.61m)

Carpeted flooring and juliet balcony. Option for an ensuite. Two built-in robes.

BEDROOM (2): 11' 6" x 10' 6" (3.51m x 3.19m)

Carpeted flooring and juliet balcony.

BEDROOM (3): 8' 4" x 6' 8" (2.53m x 2.03m)

Carpeted flooring.



BATHROOM:

Three piece suite with panel bath and shower attachment, wash hand basin and W/C. Good natural lighting via frosted privacy glass, linoleum flooring and fully tiled walls.

LANDING:

Access to an insulated roof-space.





Outside

Private garden space with mature trees and planting. A lean-to roof/sheltered area is situated at the front of the property. One allocated parking space provided as well.

LOCATION

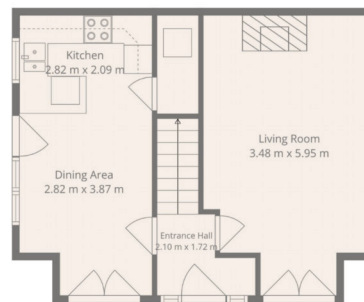
Located at the top of Balmoral Avenue on the corner of the Malone Road, drive through the junction, heading out of town. Turn right into Norton Drive and right into Malone Manor.

OTHER INFO

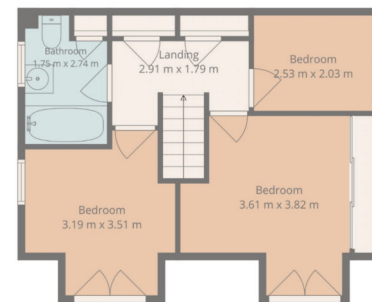
Service Charge: £480 per annum

RATES c. £. £1809.18 /per annum

Ground Rent: 5p per annum and not collected.



1st Floor



2nd Floor

Total: 84 m²
 1st Floor: 43 M², 2nd Floor: 41 m²
 Excluded Areas: Walls: 8 m²

Floor Plan Created By Calluxa App. Measurements Deemed Highly Reliable But Not Guaranteed.

