

**10 MALONE MANOR,
MALONE,
BELFAST,
BT9 6SR**



- EXCEPTIONALLY WELL APPOINTED THREE STOREY TOWN-HOUSE
- SUPERB STANDARD OF FINISH THROUGHOUT
- HIGHLY REGARDED AND ACCESSIBLE LOCATION
- THREE BEDROOMS (MASTER WITH EN SUITE SHOWER ROOM)
- VERSATILE ACCOMMODATION ARRANGED OVER THREE LEVELS
- LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LUXURY BATHROOM SUITE
- DOUBLE GLAZED WINDOWS AND GAS FIRED CENTRAL HEATING
- SECURE PATIO SPACE TO REAR WITH OUTDOOR LIGHTING
- PRIVATE DRIVEWAY TO FRONT AND VISITOR PARKING SPACES

Offers Around: £325,000

This is an exceptionally well appointed town-house located at the top of Balmoral Avenue on the corner of the Malone Road. Immaculately presented and finished to a high specification. Featuring new internal doors and bespoke LED lighting, luxury bathroom suites, new carpets and a boiler installed in 2018 with a 10 year guarantee. The accommodation comprises; entrance porch, entrance hall, modern kitchen open plan to a living/dining room, three bedrooms (master with en suite shower room) and a luxury bathroom. The house is completed by a private, paved patio garden to rear and off street parking to front with space for two cars. Offering bright and spacious accommodation with flexible living spaces, tastefully designed and presented throughout.

Easy access to the host of shopping and recreational amenities of the Lisburn Road is available as well as the Outer Ring. Leisure enthusiasts may avail themselves of the nearby Malone, Balmoral, and Dunmurry golf clubs as well as the Mary Peters track on the Upper Malone Road.

Early viewing is strongly recommended.

Ground Floor

ENTRANCE PORCH:

Polish tiled flooring.

ENTRANCE HALL:

Recessed low voltage lighting, polished tiled flooring and under stairs storage.

LUXURY KITCHEN/LIVING/DINING: 27' 0" x 12' 0" (8.23m x 3.66m)

Fitted with excellent range of high and low level units with polished granite work surfaces and matching centre island. Integrated appliances including four ring stainless steel gas hob and oven. Inset stainless steel one and a half bowl sink unit with mixer taps, integrated dishwasher, washing machine part tiled walls, ceramic tiled floor and fully glazed rear door leading private outside space. Recessed lighting.

CLOAKROOM:

Storage.



First Floor

LANDING:

Wooden flooring and bespoke wooden plantation shutters.

BEDROOM (1): 15' 9" x 13' 7" (4.8m x 4.15m) into bay

Carpet flooring, recessed lighting and bespoke wooden plantation shutters.

EN SUITE SHOWER ROOM:

Fully tiled double shower cubicle, pedestal wash hand basin with mixer taps, low flush WC, Recessed low voltage lighting.

BATHROOM:

White suite comprising free standing bath with mixer taps, fully tiled shower cubicle, low flush WC, chrome towel radiator and wall tiled and recessed low voltage lighting. Excellent natural lighting via frosted privacy glass.



Second Floor

LANDING: Wooden flooring, recessed lighting and superb natural lighting via roof light.

BEDROOM (2): 15' 9" x 13' 0" (4.8m x 3.96m)

Carpet flooring, recessed lighting and Juliet balcony. Bespoke wooden plantation shutters.

BEDROOM (3): 11' 9" x 9' 3" (3.57m x 2.82m)

Oakwood flooring and recessed lighting. Bespoke wooden plantation shutters.





OUTSIDE

Parking to the front for one car (visitor parking elsewhere) and enclosed patio space to the rear enclosed by fencing and mature shrubbery.

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 Meadows.



OTHER INFO:

Rates: £1,726.24/per annum
Service Charge: c.£480/per annum including building insurance



	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	75	79
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		