

**4 MONTPELIER PARK,
MALONE ROAD,
BELFAST,
BT9 5RS**



- **Fantastic Three Bedroom Semi-Detached House off Malone Road**
- **Spacious Lounge with Open Arch to Dining Room**
- **Luxury Fitted Kitchen/Utility Room**
- **3 Bedrooms including Master with En-Suite Shower Room**
- **Family Bathroom and Additional Ground Floor Cloakroom with WC**
- **Enclosed Rear Garden**
- **Gas Central Heating and Ground Floor Under-Floor Heating**
- **Chain Free**

Offers Around: £475,000

A fantastic semi-detached family home just off the Malone Road. Within walking distance of leading schools, Lisburn Road, transport links to the City Centre and beyond. Offered to the sales market, chain free.

Comprising two large reception spaces on the ground floor with bright and spacious kitchen and accompanying utility room. Upstairs, three large double bedrooms, master with en-suite and family bathroom with four piece suite. The house is completed by a secure garden in lawn to rear. The house is built to a high standard and enjoys triple glazing throughout, under-floor heating on the ground floor and superb storage throughout.

Early viewing is highly recommended.

Ground Floor

ENTRANCE HALL:

Tiled flooring, ceiling cornicing and recessed lighting.

LOUNGE: 15' 7" x 14' 7" (4.75m x 4.44m)

Wooden flooring, recessed lighting, ceiling cornicing and gas fire.

DINING ROOM: 14' 7" x 10' 9" (4.44m x 3.28m)

Tiled flooring, recessed lighting and ceiling cornicing.

KITCHEN: 14' 7" x 8' 9" (4.44m x 2.67m)

Range of high and low level units with quartz work-top, sink and drainer, free-standing gas hob, extractor fan, integrated fridge and freezer.

Tiled flooring.

UTILITY ROOM: 7' 3" x 6' 6" (2.21m x 1.98m)

Range of high and low level units with stainless steel sink and drainer, white goods and laminate work-tops.



First Floor

LANDING:

Carpeted flooring and recessed lighting.

BEDROOM (1): 14' 7" x 13' 5" (4.44m x 4.09m)

Carpeted flooring and good natural lighting. En-Suite.

EN-SUITE SHOWER ROOM:

Fully tiled, shower with sliding doors and power shower, wash hand basin and flow flush W/.C. Extractor fan.

BEDROOM (2): 14' 7" x 10' 1" (4.44m x 3.07m)

Carpeted flooring and good natural lighting.

OFFICE: 9' 6" x 5' 8" (2.9m x 1.73m)

Carpeted flooring and good natural lighting.



Second Floor

LANDING:

Carpeted flooring.

BEDROOM (3): 17' 11" x 15' 10" (5.46m x 4.83m)

Carpeted flooring and roof light.





OUTSIDE

Enclosed rear garden in lawn with patio.

LOCATION

Coming out of Belfast on Malone Road, Montpelier Park is in the left hand side just after Cleaver Park

OTHER INFO:

Rates: £3015/per annum

