



23 BELVEDERE MANOR

Belfast BT9 6FT

Offers Over

£365,000

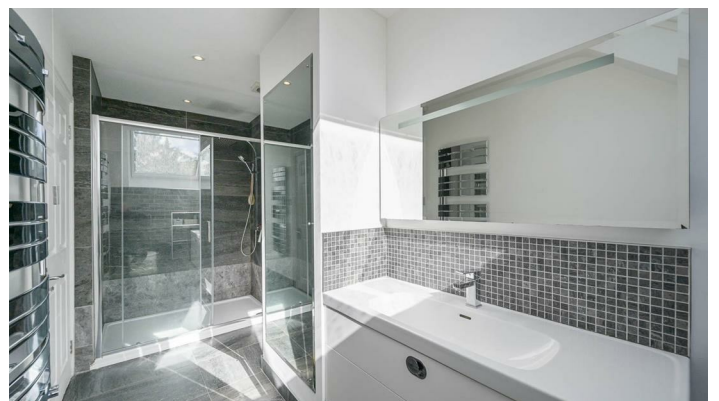


TOWNHOUSE | 3 | 2 | 1

Nestled just off the prestigious Malone Road, this beautifully presented 3-storey townhouse offers modern, versatile living in one of South Belfast's most sought-after neighbourhoods.

KEY FEATURES

- Attractive 3-storey Townhouse Located Just Off the Prestigious Malone Road in South Belfast Extending to Around 1700 Sqft.
- Situated Within a secure, gated development offering privacy and peace of mind
- Brick Paved Driveway Leading to Adapted Integral Garage for Off Street Parking and Additional Storage
- Flexible Ground Floor Layout with A Spacious Bedroom 3 – Ideal for Guests, Office, or Snug
- Bright Open-Plan Living and Dining Area on the First Floor – Perfect for Modern Living
- Contemporary Fitted Kitchen with Ample Storage and Matching Island Unit
- Two Further Well-Proportioned Bedrooms on the Second Floor, Principal with Generous Ensuite Shower Room
- Modern Main Bathroom With Quality Fittings and a Clean, Stylish Finish
- Mature, Landscaped Communal Gardens for Residents to Enjoy
- Pvc Double Glazing and Gas Heating
- Prime location close to Queen's University, Lisburn Road Amenities, and Leading Schools



ROOM DETAILS

ENTRANCE

Entrance Porch:

Entrance Hall:

Stairs to Ground Floor:

GROUND FLOOR

WC:

Integral Garage:

Office:
11'6" x 10'2"

Store:

Bedroom Three:

14'2" x 12'0" at widest points

Utility Room:

FIRST FLOOR

Lounge:

21'4" x 18'0" at widest points

Modern Kitchen/Dining:
14'5" x 10'1"

Stairs to First Floor

Return:

Bathroom:

SECOND FLOOR

Bedroom One:

17'5" x 12'4" at widest points

En Suite:

Bedroom Two:

13'7" x 10'6" at widest points

OUTSIDE

Outside:



DIRECTIONS

Travelling along Malone Road away from Belfast turn right onto Windsor Park and Belvedere Manor is on the left-hand side.



THE LOCAL AREA

South Belfast is renowned for its fabulous residential areas which make it one of the most sought-after locations to live in Northern Ireland. The beautiful tree-lined streets, tranquil parks and excellent local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
		73	74
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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