



This attractive detached bungalow occupies a generous and mature site within a much sought after residential area and is extremely convenient to the many amenities in the locality including shops, public transport and Barnett's Park. The surrounding gardens are well stocked with beds in shrubs, trees and bushes and have good sized, south facing rear lawns.

The property is well cared for by the current owners but in need of some modernisation and updating throughout. The accommodation comprises; entrance hall with cloakroom, lounge with stone fireplace, separate dining room, fitted kitchen with casual dining area and utility room. There are four bedrooms and a modern shower room.

Externally there is an attached garage, car port and excellent driveway parking for several cars. The property is in an area where demand is always high and early viewing is advised.

Offers Over
£445,000

11 Malone View
Avenue,
BELFAST,
BT9 5PJ

Viewing by
appointment
through agent
028 9066 3030



- Four Bedroom Detached Bungalow with South Facing Rear Gardens and Attached Garage
- Entrance Hall with Cloakroom
- Spacious Lounge with Stone Fireplace
- Separate Dining Room
- Fitted Kitchen with Casual Dining Area
- Utility Room
- Four Well Proportioned Bedrooms
- Modern Shower Room
- Oil Fired Central Heating / Double Glazed Windows
- Surrounding Gardens with South Facing Rear Lawns, Trees, Bushes and Hedging
- Excellent Driveway Parking, Car Port and Attached Garage
- Extremely Convenient to Many Local Amenities Including Shops & Private Transport
- Priced to Allow for Modernisation and Updating



The Property Comprises:

Ground Floor

Mahogany effect front door to:

ENTRANCE HALL: Cloaks cupboard.

CLOAKROOM: Low flush wc, pedestal wash hand basin, fully tiled walls.

LOUNGE: 19' 0" x 12' 11" (5.79m x 3.94m) Stone fireplace and wooden mantle, tiled hearth, cornice ceiling.



DINING ROOM: 11' 6" x 9' 0" (3.51m x 2.74m) Cornice ceiling.



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FITTED KITCHEN/DINING AREA: 12' 0" x 9' 6" (3.66m x 2.9m) Range of high and low level units, work surfaces, stainless steel sink and drainer, space for cooker, part tiled walls, door and glazing to rear.



UTILITY ROOM: 8' 3" x 5' 0" (2.51m x 1.52m) Plumbed for washing machine, space for tumble dryer. Shelving, glazed door to rear.

INNER HALLWAY: Hotpress, access to roofspace (partially floored).



BEDROOM (4): 10' 1" x 7' 1" (3.07m x 2.16m) Built-in cupboard and shelving.



BEDROOM (3): 11' 11" x 6' 11" (3.63m x 2.11m) Built-in robes.



SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle with electric shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 13' 0" x 9' 6" (3.96m x 2.9m) (at widest points). Cornice ceiling, Built-in robes..



BEDROOM (1): 13' 11" x 9' 4" (4.24m x 2.84m) (at widest points). Built-in robes, cornice ceiling.



Outside

Carport and bin storage area, tarmac driveway with parking for four cars.

ATTACHED GARAGE 20' 0" x 9' 9" (6.1m x 2.97m) Up and over door, oil boiler.

South facing rear gardens in lawns with mature beds and trees.

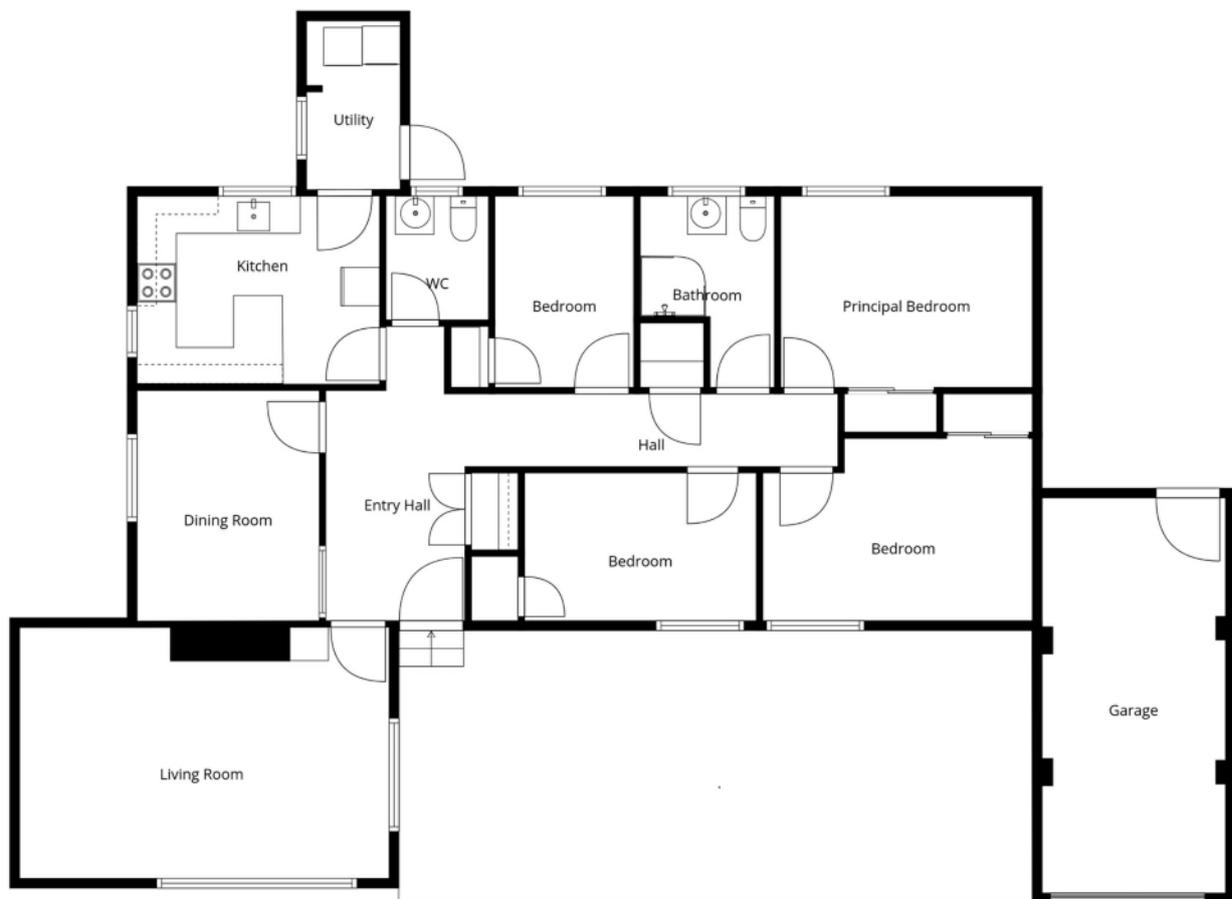


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Location:

Coming out of Belfast on Upper Malone Road, turn left onto Malone View Park and then take first right onto Malone View Avenue.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
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