



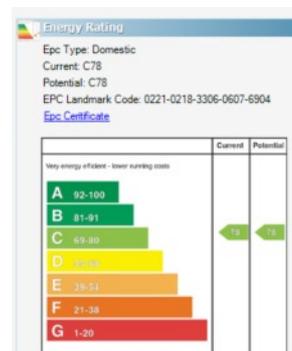
This modern ground floor apartment is ideally located within this highly regarded development just off the Malone Road, overlooking the beautifully matured communal gardens. The apartment offers spacious, well presented accommodation throughout. Briefly comprising a bright lounge, modern kitchen and dining area with integrated appliances, two double bedroom; Principal with ensuite shower room to compliment the contemporary bathroom. Set in a quiet location yet remaining convenient to a variety of local amenities including shops, the towpath and public transport routes.

Ideal for owner occupiers or investors, Early viewing is highly recommended.

**Offers Over
£215,000**

15B Malone Valley Park,
Malone Road,
BELFAST,
BT9 5PZ

Viewing by
appointment
through agent
028 9066 3030



- Superb Malone Road Location Close to Many Amenities
- Communal Gardens & Parking for the Development
- Separate Lounge
- Modern Fitted Kitchen with Range of Integrated Appliances Open Plan to Dining Area
- Two Good Sized Bedrooms, Master with Ensuite Shower Room
- Modern Bathroom
- Well Presented Throughout & Ideal for Owner Occupiers or Investors
- Phoenix Gas Central Heating & Double Glazed Windows

The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL: Ceramic tiled floor.

Hardwood front door to . . .

ENTRANCE HALL: Oak floor, intercom phone.

LOUNGE: 15' 5" x 10' 1" (4.7m x 3.07m) Oak floor, low voltage spotlights.

MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 15' 5" x 10' 8" (4.7m x 3.25m) Range of high and low level units, work surfaces, four ring gas hob, stainless steel extractor fan, Smeg oven, integrated Smeg dishwasher, integrated Gorenje washing machine, integrated fridge and freezer, gas boiler, part tiled walls, part ceramic tiled floor, part oak floor.



BEDROOM (1): 14' 11" x 13' 0" (4.55m x 3.96m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (2): 15' 4" x 12' 0" (4.67m x 3.66m) (at widest points). Built-in cupboard.

BATHROOM: White suite comprising low flush wc, wash hand basin, panelled bath with hand shower, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, cupboard with tank.

Outside

Communal gardens and resident parking.



Telephone 028 9066 3030

www.templetonrobinson.com

Management company

Charles White.

Service Charge

£1652.83 per annum.

Location:

Leaving Belfast on Malone Road turn left into Malone Meadows after junction at Balmoral Avenue.

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

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