



Hidden away in a most secluded setting just off the Malone Road, this three bedroom detached home offers bright and spacious, adaptable accommodation with a southerly aspect.

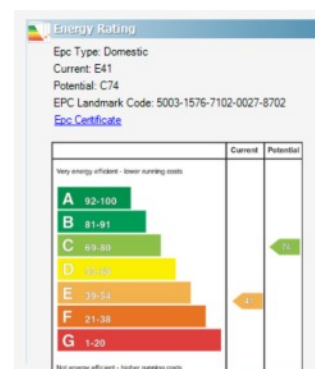
The accommodation briefly comprises; entrance hall with cloaks cupboard, modern fitted kitchen with casual dining area, lounge open plan to dining room. There are three double bedrooms, a modern bathroom and shower room. The property benefits from a south facing enclosed rear paved garden, driveway parking and a garage.

Within walking distance of the Lisburn Road, Queen's University and the city centre this comfortable, spacious home is certain to have wide appeal.

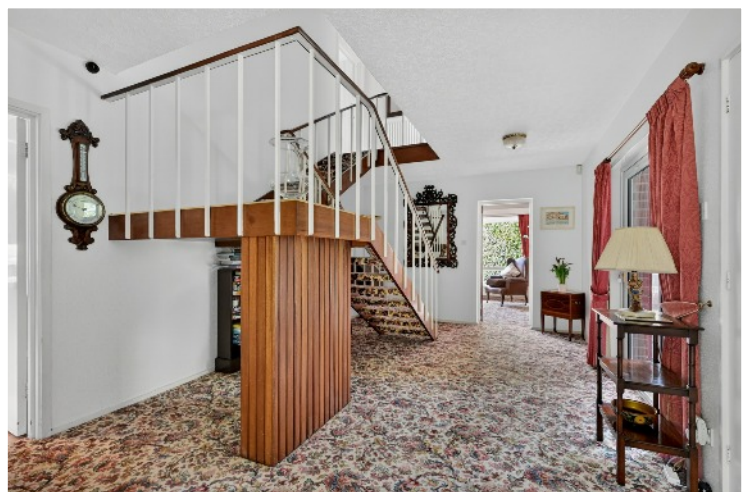
Offers Over
£575,000

1 Holyrood,
Malone,
BELFAST,
BT9 5DA

Viewing by
appointment
through agent
028 9066 3030



- Spacious and Adaptable Detached Home in Prime Malone Road Location Walking Distance From Local Amenities
- Entrance Hall with Cloaks Cupboard
- Good Sized Lounge Open Plan to Dining Room
- Modern Fitted Kitchen with Casual Dining Area
- Three Good Sized Bedrooms, One on the First Floor
- Modern Bathroom and Separate Shower Room
- Oil Fired Central Heating
- Driveway Parking and Garage
- Delightful, Enclosed South Facing Paved Gardens
- Within Walking Distance of Queen's University, Amenities on the Malone and Lisburn Roads & into the City Centre



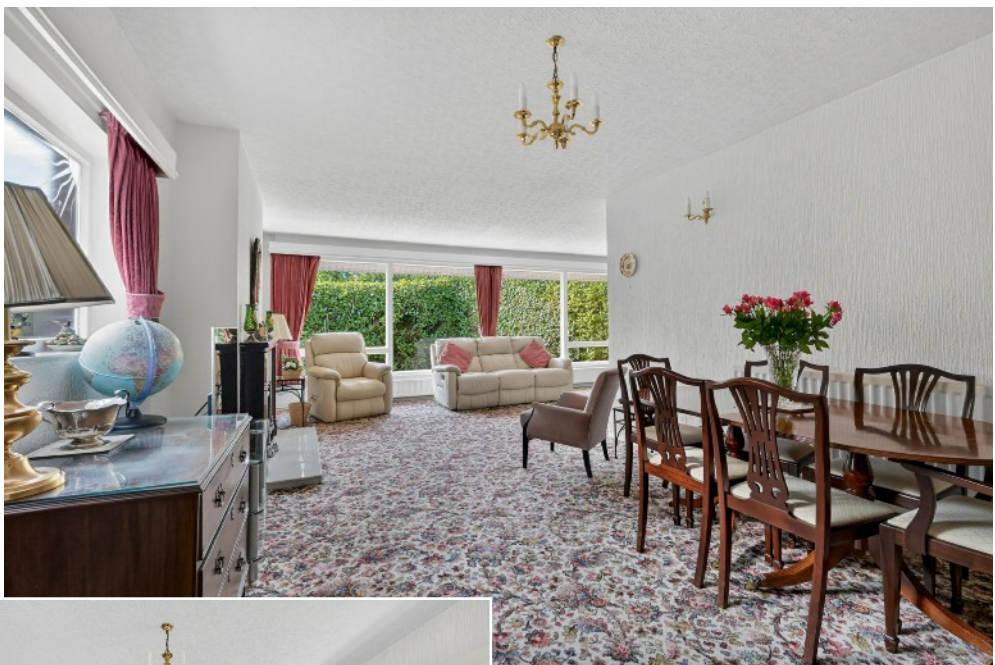
The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE HALL: Cloaks cupboard, uPVC door to side.

LOUNGE OPEN PLAN TO DINING ROOM: 24' 9" x 23' 1" (7.54m x 7.04m) (at widest points).
Attractive wooden fireplace with marble inset and hearth, gas coal effect fire.



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MODERN FITTED KITCHEN/DINING AREA: 19' 2" x 9' 0" (5.84m x 2.74m) (at widest points). Range of high and low level units, work surfaces, one and a half bowl single drainer stainless steel sink unit, integrated Neff double oven, integrated Neff hob, extractor fan over, space for fridge/freezer, plumbed for washing machine and dishwasher. Part tiled walls, uPVC door to rear.



INNER HALLWAY:

MODERN SHOWER ROOM: Low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, tiled floor, extractor fan.



BEDROOM (1): 15' 1" x 12' 0" (4.6m x 3.66m) Range of built-in robes, drawers and dressing table, low voltage spotlights.



BEDROOM (2): 11' 10" x 8' 10" (3.61m x 2.69m) Built-in robes.



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First Floor

LANDING:

BEDROOM (3): 18' 7" x 11' 1" (5.66m x 3.38m) Range of built-in robes.



MODERN BATHROOM: White suite comprising low flush wc, panelled bath with hand shower, fully tiled walls.



STORAGE ROOM: Eaves storage.

Outside

Driveway parking.

GARAGE: 18' 4" x 9' 10" (5.59m x 3m) (at widest points). Up and over door.

BOILER HOUSE: Oil fired boiler.

South facing paved rear gardens. Wooden shed.



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Location:

Heading out of the City Centre, Holyrood is on the left hand side after the Malone Road Garage.



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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