



Delightful, semi-detached home in prime South Belfast Location. The property is walking distance of many local amenities off the Lisburn Road including cafes, bars, shops and restaurants.

The accommodation is modern and beautifully presented throughout, ideal for; young professionals, young families, investors or 'right sizers'. It currently comprises; spacious entrance hall, bright lounge to the front and casual dining room to the rear leading to the modern fitted kitchen. There are three excellent bedrooms and two contemporary shower rooms on the first floor. Additional features include gas heating and double glazing throughout.

Externally there is an enclosed front and rear garden with paved sun terrace.

Early viewing is advised as we expect demand to be high in such a popular residential location.

Offers Over
£279,950

148 Malone Avenue,
BELFAST,
BT9 6ET

Viewing by
appointment
through agent
028 9066 3030



- Beautifully Presented Semi-Detached Property with Enclosed Rear Garden
- Excellent South Belfast Location within Walking Distance to the Amenities on The Lisburn Road
- Bright Lounge and Casual Dining Room
- Modern Fitted Kitchen with Range of Integrated Appliances
- Three Well Proportioned Bedrooms
- Two Contemporary Shower Rooms
- Gas Heating / Double Glazed Windows
- Ideal for First-Time Buyer, Investor or Downsizer
- Easy Access to Belfast City Centre, Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

uPVC front door to . . .

HALLWAY: Laminate wood strip flooring.

LIVING ROOM: 13' 7" x 11' 5" (4.14m x 3.48m) Laminate wood strip flooring, picture rail.



DINING ROOM: 12' 5" x 10' 9" (3.78m x 3.28m) Laminate wood strip flooring, picture rail, understairs storage.



KITCHEN: 14' 6" x 7' 4" (4.42m x 2.24m) Modern fully fitted kitchen, built-in oven, hob and extractor fan, integrated fridge freezer, dishwasher, plumbed for washing machine, stainless steel sink with mixer tap, laminate work surfaces, tiled splashback, vinyl flooring, recessed lighting.



First Floor Return

Carpeted.

SHOWER ROOM: Low flush wc, wash hand basin with vanity unit, walk-in corner shower cubicle, fully tiled, extractor fan, recessed lighting.



BEDROOM (3): 10' 10" x 7' 2" (3.3m x 2.18m) Carpeted.



First Floor

LANDING: Carpeted.

SHOWER ROOM: Low flush wc, wall hung wash hand basin, walk-in shower cubicle, fully tiled, extractor fan, recessed lighting.

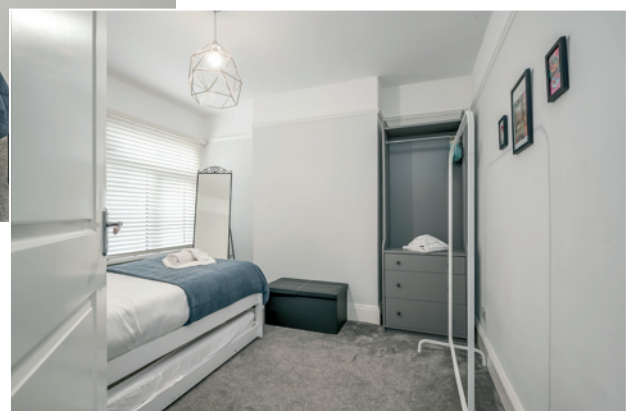


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BEDROOM (1): 15' 9" x 10' 8" (4.8m x 3.25m) Carpeted, picture rail.

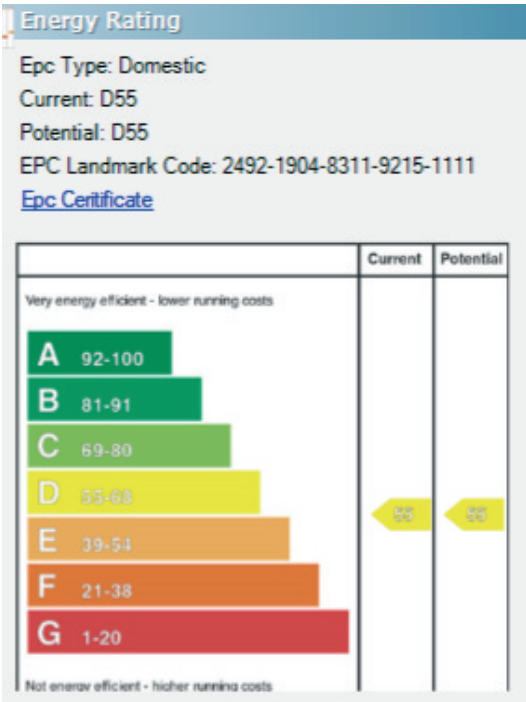


BEDROOM (2): 10' 9" x 9' 9" (3.28m x 2.97m) Carpeted, picture rail.



Outside

Enclosed rear garden with paved patio area.



Location: Leaving Belfast on the Lisburn Road, continue past the City Hospital and Malone Avenue is on the left immediately after Eglantine Avenue and before Tesco.

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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