



An excellent semi detached villa in a prime residential location and small development off the Malone Road in south Belfast.

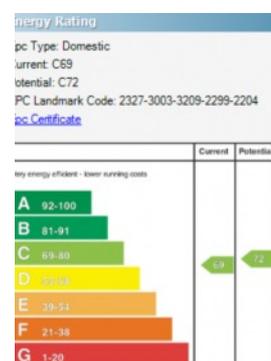
The accommodation comprises, on the ground floor, a well proportioned living room, modern fitted kitchen and dining area. Upstairs are three bedrooms and a deluxe modern bathroom. In addition the property benefits from uPVC framed double glazed window, gas fired central heating, garden areas to front, side and rear and driveway parking.

Excellent access to the city centre, Queen's University, Belfast City Hospital and walking distance to a range of schools, will have wide ranging appeal.

Offers Over
£335,000

2 Malone Chase,
Malone Road,
BELFAST,
BT9 6XF

Viewing by
appointment
through agent
028 9066 3030





- Excellent Semi Detached Villa in Prime Residential Location in South Belfast
- Living Room Opening to Kitchen & Dining Area
- 3 Well Proportioned Bedrooms
- Deluxe Main Bathroom with Three Piece Suite & Deluxe Shower Cubicle
- Garden Areas to Front, Side & Rear
- Driveway Parking
- uPVC Framed Double Glazed Windows
- Gas Fired Central Heating
- Conveniently Positioned for Those Seeking Good Access to Queen's University, Belfast City Hospital & Belfast City Centre
- Walking Distance to a Range of Popular Schools

The Property Comprises:

Ground Floor

Front door to . . .

RECEPTION HALL: Storage cupboard downstairs.

CLOAKROOM/WC: Low flush wc, wash hand basin, part tiled walls, tiled floor, extractor fan.

LIVING ROOM: 16' 9" x 10' 8" (5.11m x 3.25m) Feature brick fireplace, tiled hearth.



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Archway to . . .

MODERN FITTED KITCHEN & DINING AREA: 12' 8" x 8' 2" (3.86m x 2.49m) Excellent range of modern high and low level units, single drainer stainless steel sink unit, space for fridge freezer, space for cooker, stainless steel canopy and fan, plumbed for washing machine, space for tumble dryer, sliding patio door to rear garden.



First Floor

LANDING: Access to floored roofspace, gas boiler.

BEDROOM (1): 10' 8" x 9' 10" (3.25m x 3m) Walk-in double robe.



BEDROOM (2): 13' 11" x 7' 9" (4.24m x 2.36m)



BEDROOM (3): 13' 9" x 8' 10" (4.19m x 2.69m) Walk-in robe.

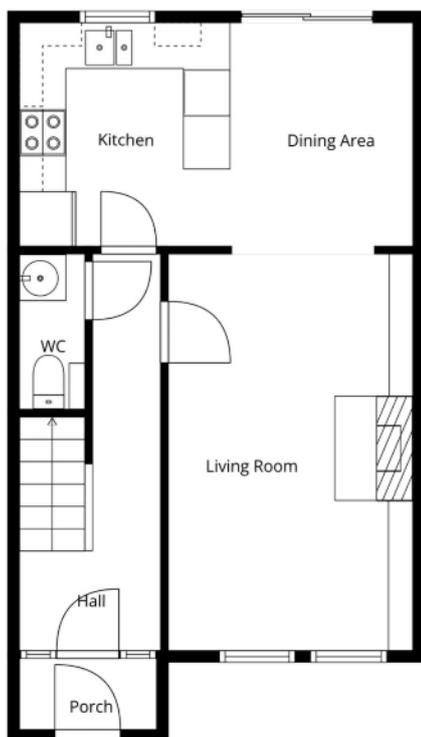


DELUXE MODERN BATHROOM: Free standing bath with mixer tap and telephone hand shower, double shower cubicle, wash hand basin, low flush wc, shower cubicle, heated towel rail style radiator, ceramic tiled floor.

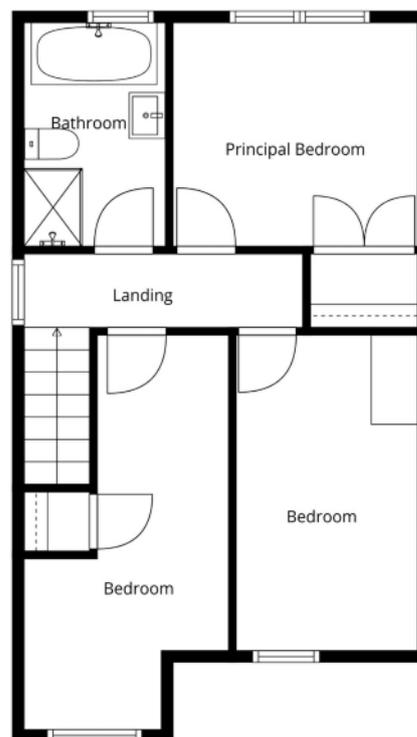


Outside

Garden areas to front, side and rear in lawns. Driveway parking.



1st Floor



2nd Floor

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Location:

Heading out of town on the Malone Road take right hand turn after Sans Souci Park on the left hand side.

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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