

simon**BRIEN**  
RESIDENTIAL

22 Notting Hill,  
Malone, Belfast, BT9 5NS



Offers Around £625,000

Telephone 028 9066 8888  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES:

- Recently Constructed Detached Home Set Within Gated Development In Malone, South Belfast
- Finished To A Superb Standard Throughout With Little To Do But Move In
- Suited To Families Or Those Seeking A Secure Property With Low Maintenance Required
- Three Reception Rooms Plus Office Area
- Bright Kitchen / Living / Dining Area, Separate Utility Room
- Six Double Bedrooms, Two With Ensuite Facilities
- Luxury Family Bathroom
- Gas Fired Central Heating, Full Double Glazing
- Surround Sound System
- Driveway Parking Plus Double Garage
- Low Maintenance Garden Area
- Excellent Location; Private Yet Close Walking Distance Of Amenities Of Lisburn Road, And Leading Primary & Secondary Schools



#### SUMMARY:

This immaculately presented family home extending to c 3,000 sq ft is set within a gated development off South Belfast's Malone Road. An excellent range of leading Primary and Secondary Schools are within walking distance and the home is only a short distance from local golf clubs, Lagan Tow Path, the Lisburn Road and Forestside Shopping Complex.

The internal accommodation has been well planned to include; family room, impressive drawing room open to dining room, office, and kitchen / living / dining room with separate utility area. In addition, there are 6 bedrooms, two with ensuite facilities, and a luxury family bathroom. The home has been finished with high ceilings, cornicing, good quality internal joinery, and sanitary ware.

Outside, there is parking to the front and side along with a double garage. Gardens are finished in patio areas and shrub bed areas.

Viewing is highly recommended to appreciate this superb home. Please contact our South Belfast office on 028 9066 8888 to arrange at your convenience.





#### **ACCOMMODATION**

Hardwood door to entrance hall.

#### **GROUND FLOOR**

HALLWAY:

#### **LIVING/DINING ROOM:**

**29' 07" x 14' 01" (9.02m x 4.29m)**

#### **KITCHEN:**

**32' 03" x 11' 06" (9.83m x 3.51m)**

Range of high and low level units, marble work top surface, integrated appliances, 5 ring gas hob with double oven, 1.5 bowl stainless steel sink unit, American style fridge/freezer and ceramic tiled floor.

#### **UTILITY ROOM:**

**11' 11" x 6' 03" (3.63m x 1.91m)**

High and low level units, single drainer stainless steel sink, ceramic tiled floor and Formica worktops surfaces.

#### **GROUND FLOOR W/C:**

Low flush WC, Pedestal wash hand basin and ceramic tiled floor.

#### **LOUNGE:**

**21' 09" x 12' 08" (6.63m x 3.86m)**

Ceramic tiled fireplace.

## FIRST FLOOR

**BEDROOM (1):**  
15' 11" x 11' 06" (4.85m x 3.51m)

### ENSUITE:

Low flush WC, pedestal wash hand basin, walk in shower unit, ceramic tiled floor and ceramic tiled walls.

**BEDROOM (2):**  
20' 03" x 12' 8" (6.17m x 3.86m)

Feature window.

**BEDROOM (3):**  
16' 08" x 11' 09" (5.08m x 3.58m)

**MASTER BEDROOM:**  
18' 11" x 13' 09" (5.77m x 4.19m)

**WALK IN WARDROBE:**  
8' 03" x 7' 03" (2.51m x 2.21m)

### ENSUITE:

Low flush WC, pedestal wash hand basin, walk in shower unit, ceramic tiled floor and ceramic tiled walls.

**BATHROOM:**  
12' 06" x 11' 06" (3.81m x 3.51m)

Low flush, pedestal wash hand basin, bath, walk in shower, ceramic tiled floor and ceramic tiled walls.



## SECOND FLOOR

**BEDROOM (4):**  
22' 07" x 14' 06" (6.88m x 4.42m)

Storage into eaves.

**BEDROOM (5):**  
22' 08" x 16' 03" (6.91m x 4.95m)

Storage into eaves.

### W/C:

Low flush WC, pedestal wash hand basin and ceramic tiled floor.

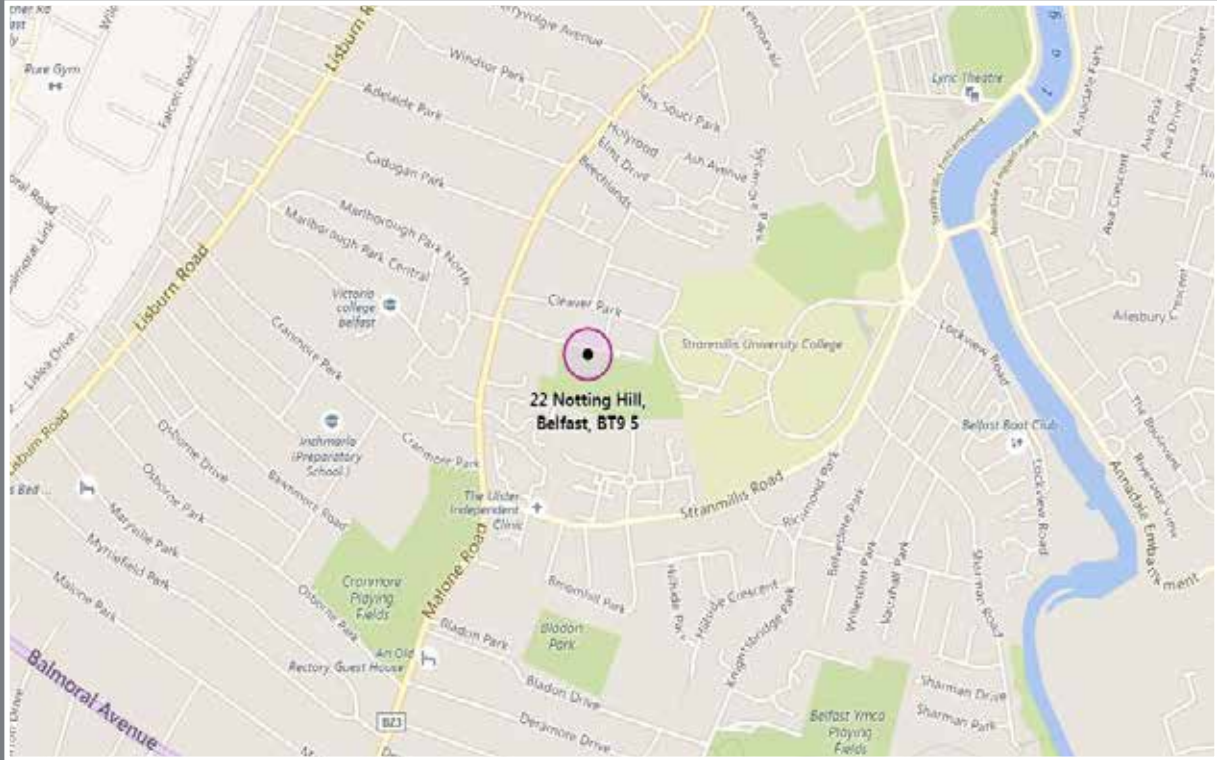
### OUTSIDE

Driveway parking.

**DOUBLE GARAGE:**  
19' 09" x 12' 11" (6.02m x 3.94m)



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: FCR/CC/E/17/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	76	77
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9263-2997-0527-9725-0171

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