



These two most exclusive apartments have been extensively renovated to a very high specification and both offer 3 bedrooms and an integral garage.

The apartments offer high quality, spacious accommodation which is well suited to those downsizing from a larger home, professionals or families wanting a property close to leading primary and grammar schools, the Lisburn Road coffee shops, restaurants, bars, boutiques and the city centre.

Outside both apartments benefit from landscaped garden area in lawns, shrub beds and Tobermore paved areas, two allocated secure car parking spaces and a garage.

Early viewing is highly recommended. Please contact us on 028 9066 3030.

Offers Around
£355,000

Garden Apartment at
82 Malone Road,
Belfast,
BT9 5HP

Viewing by
appointment
through agent
028 9066 3030



- Beautifully Finished Three Bedroom Ground Floor Apartment with Own Private Entrance & Integral Garage
- Spacious Entrance Hall, Excellent Storage Space
- Spacious Lounge
- Modern Fitted Robinson's Kitchen with Range of Integrated Appliances Open Plan to Dining Area/Utility Closet
- Three Good Sized Bedrooms, Master with Ensuite Shower Room
- Luxury Bathroom with Free Standing Bath & Wet Room Shower Area
- High Standard of Finish Throughout to Include; RAK Sanitary Ware, David Scott Tiling, External Tobermore Paving & SMA Asphalt
- Multi Zoned Gas Fired Heating, Double Glazed Windows & Multi Zoned Alarm
- Solid Oak Doors & Carpeted Throughout
- Two Allocated Car Parking Spaces & Integral Garage
- Galvanised Timber Panelled Sliding Automatic Gates to Paving Area
- Multiple Gated Pedestrian Access Points
- Excellent Malone Road Location Ideal for Downsizers or Professionals wanting to be Walking Distance of Queen's University, both Hospitals & Belfast City Centre

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Low voltage spotlights, ceramic tiled floor, under stairs storage.



LOUNGE: 14' 2" x 13' 11" (4.32m x 4.24m) Cornice ceiling.



MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 21' 9" x 14' 8" (6.63m x 4.47m)
Range of high and low level units, granite work surfaces, integrated oven, integrated microwave, integrated fridge freezer, integrated dishwasher, 1.5 bowl stainless steel sink unit, integrated Siemens hob, extractor fan over, granite splash back, ceramic tiled floor, low voltage spotlights.
UTILITY CLOSET: Plumbed for washing machine, ceramic tiled floor.



BATHROOM/WET ROOM: White suite comprising low flush wc, free standing bath, fully tiled shower cubicle with drencher shower, wash hand basin in vanity unit, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (1): 14' 10" x 12' 10" (4.52m x 3.91m) Cornice ceiling.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, heated towel rail.



BEDROOM (2): 13' 0" x 9' 0" (3.96m x 2.74m)

BEDROOM (3): 11' 1" x 7' 0" (3.38m x 2.13m) Gas boiler.

Outside

Front landscaped gardens in lawn with boundary wall and front gates.

INTEGRAL GARAGE: 20' 1" x 10' 1" (6.12m x 3.07m) Light and power.

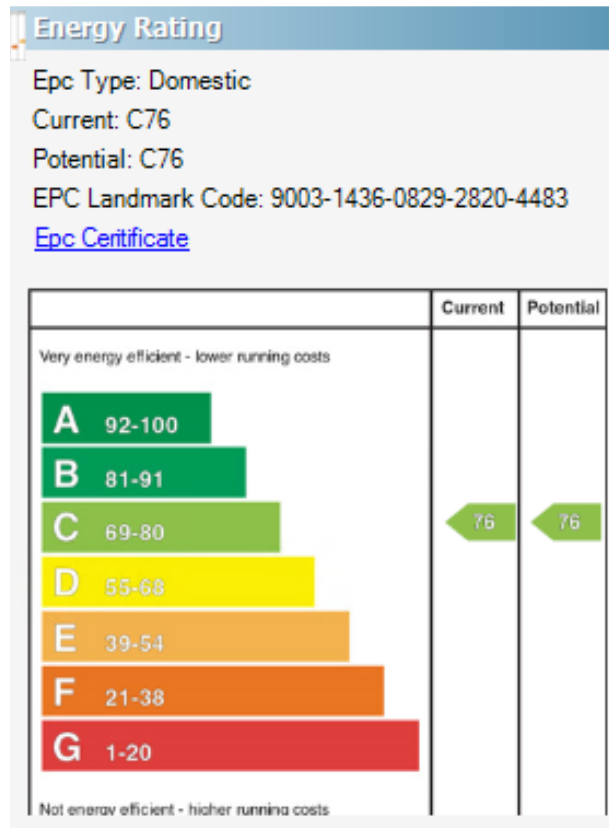


Ground Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

82 Malone Road, Belfast



Location:

Malone Road on corner of Beechlands.

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



With You Every Step of the Way



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