



Just off the ever-popular Malone Road this charming family home enjoys proximity to the many diverse amenities sought after by today's discerning buyers including leading schools, road networks, sports and recreational facilities as well as ease of access to the city centre.

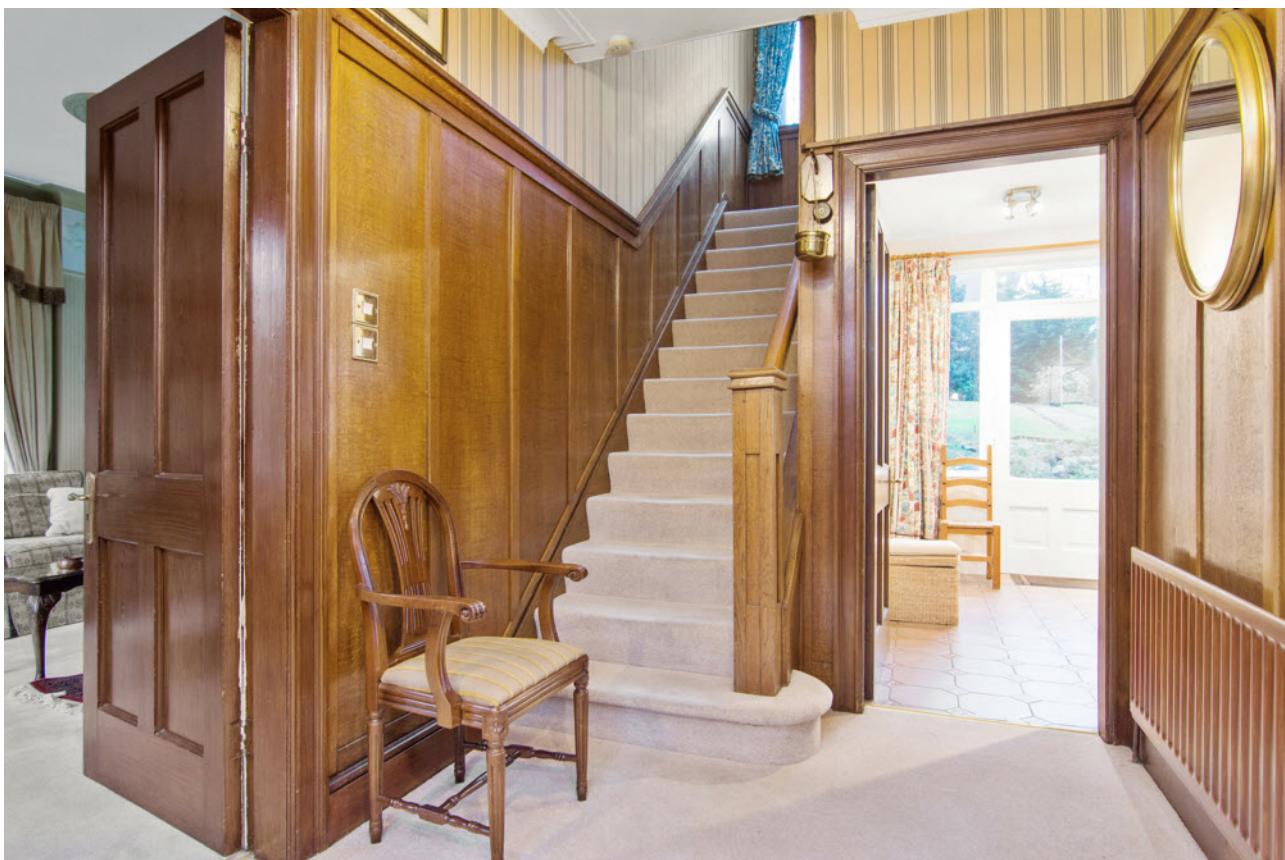
The bright accommodation briefly comprises two separate reception rooms, one enjoying access to the south-facing rear, kitchen with casual dining area, first floor bathroom and three bedrooms. Externally there is driveway parking and mature gardens in lawn with patio and a delightful southerly aspect to the rear.

Suitable to a range of buyers we encourage an internal viewing at your earliest convenience.

**Offers Over
£399,500**

8 Mount Eden Park,
Malone Road,
Belfast,
BT9 6RA

**Viewing by
appointment
through agent
028 9066 3030**



- Fantastic, detached family home in consistently popular and desirable location
- Spacious, bright drawing room with tiled fireplace, feature stained glass window and double doors to south-facing rear patio and garden
- Separate living room with tiled fireplace and dual aspect
- Fitted kitchen with integrated appliances, pantry, casual dining area and access to rear
- Three well-proportioned bedrooms
- First floor bathroom with separate wc
- Driveway parking, detached garage, front and extensive south-facing rear garden with patio and lawn
- Oil fired central heating, many original features including cornicing, picture rails and stained glass
- Excellent proximity to many amenities including leading schools, popular bar-restaurants, arterial routes, sports and recreational facilities

The Property Comprises:

Ground Floor

Wooden front door with stained glass inset to . . .

GRACIOUS ENTRANCE HALL: Wood panelled walls, cornice ceiling and picture rail.

LIVING ROOM: 12' 11" x 10' 11" (3.94m x 3.33m) Tiled fireplace and hearth with wooden surround, aspect to front and side, cornice ceiling and picture rail.



DRAWING ROOM: 17' 5" x 12' 2" (5.31m x 3.71m) Tiled fireplace and hearth with wooden surround and gas coal effect fire, cornice ceiling, picture rail, stained glass window, wooden double doors with double glazed insets to south facing rear garden.



KITCHEN/DINING: 16' 8" x 8' 11" (5.08m x 2.72m) Fitted kitchen with good range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, integrated double oven, Belling four ring ceramic hob, extractor hood, integrated Hotpoint dishwasher, plumbed for washing machine, ceramic tiled floor, part tiled walls, concealed lighting, door to south facing rear garden. Pantry/cloakroom under stairs.



First Floor

LANDING: Cornice ceiling, picture rail, shelved hotpress with copper cylinder, feature stained glass window, access to roofspace.



BEDROOM (1): 17' 5" x 11' 0" (5.31m x 3.35m) Picture rail, dual aspect.



BEDROOM (2): 11' 9" x 11' 0" (3.58m x 3.35m) Picture rail.



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BEDROOM (3): 9' 4" x 7' 9" (2.84m x 2.36m) Picture rail, built-in robe, dressing table and drawers.



BATHROOM: White suite comprising panelled bath with Triton electric shower above, shower screen, vanity unit, fully tiled walls.

SEPARATE WC: Low flush wc, fully tiled walls.



Outside

Driveway parking and front garden in lawns with natural screening.

CONCRETE FRAME GARAGE: 14' 11" x 8' 7" (4.55m x 2.62m) Up and over door, light and power.

Generous rear garden in lawn with southerly aspect and patio areas.



Location:

Leaving Belfast on the Malone Road continue through junction with Balmoral Avenue/Newforge Lane, Mount Eden Park is then second on the right (immediately after McCracken Memorial).

EPC

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With You Every Step of the Way



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