



This superb three storey townhouse situated in an extremely popular and much sought after development just off the Malone Road. Undoubtedly one of the finest houses within the development, the property is beautifully presented and tastefully decorated by the current owners and is finished to an extremely high level of specification which enhances the feeling of warmth and character throughout.

It is perfectly complemented by the delightful enclosed sun terrace seating area with beautiful mature outlook across Shaw's Bridge and can only be appreciated on internal inspection, viewing is highly recommended.

Offers Over  
£425,000

192 Malone Road,  
Belfast,  
BT9 5LP

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Viewing by  
appointment  
through agent  
028 9066 3030

- Superb Townhouse in Exclusive South Belfast Location
- Spacious First Floor Living Room with gas coal fire and Juliette balcony
- Luxurious Modern Fully Fitted Kitchen with Granite Worktops, Neff appliances, Open Plan to Ample Dining Area
- Separate Utility Room and Ground Floor WC
- 3 Well Proportioned Bedrooms Including Principal Bedroom with Ensuite Shower Room & Walk-in Dressing Area
- Family Bathroom with White Suite
- Integral Garage with Additional Driveway Parking with Remote Controlled Entrance Gates
- Phoenix Gas Central Heating and Beamed Vacuum System
- uPVC Triple Glazed Windows
- Delightful Enclosed Paved Sun Terrace with Superb Views Across to Shaws Bridge
- Prestigious & Convenient Malone Road Address



The Property Comprises:

Ground Floor

Stairs to front door.

Hardwood front door with glazed top light to . . .

RECEPTION PORCH: Oak herringbone engineered wooden floor. Stairs to . . .

RECEPTION HALL: Oak herringbone engineered wooden floor, cornice ceiling.

DOWNSTAIRS W.C.: White suite comprising close coupled wc, floating wash hand basin with chrome mixer tap, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

LIVING ROOM: 21' 5" x 13' 2" (6.53m x 4.01m) (into bay window). Oak herringbone engineered wooden floor, limestone surround fireplace with gas coal fire and limestone hearth, cornice ceiling, double glazed French doors to Juliette balcony, views to Antrim Hills, outlook to front, cornice ceiling. Glazed double doors through to . . .



KITCHEN: 17' 9" x 11' 8" (5.41m x 3.56m) Modern fully fitted kitchen with excellent range of high and low level units, quartz stone worktops, four ring Neff induction hob, stainless steel Neff extractor fan above, quartz stone splash back, Belfast sink with single drainer and mixer tap, integrated Bosch dishwasher, plumbed for American fridge freezer, ceramic tiled floor, low voltage spotlights, concealed lights, built-in breakfast bar. Open to ample dining area with double glazed French doors to rear terrace with excellent views, stairs to lower level. Access to . . .



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UTILITY ROOM: 8' 1" x 6' 5" (2.46m x 1.96m) Range of low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, extractor fan. Service door to . . .

INTEGRAL GARAGE: 18' 1" x 13' 10" (5.51m x 4.22m) Electric up and over door, excellent storage, Beam vacuum system, storage under stairs, built-in Ideal gas fired boiler.

## First Floor

LANDING: Velux window.

BEDROOM (1): 15' 6" x 11' 3" (4.72m x 3.43m) Outlook to front, views to Antrim Hills, triple glazed windows, access to excellent storage, hatch to roofspace.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap, built-in shower cubicle with chrome overhead shower unit and additional attachments, heated towel rail, laminate floor, marble effect PVC walls, PVC tongue and groove ceiling, extractor fan, low voltage spotlights.



BEDROOM (2): 11' 2" x 9' 6" (3.4m x 2.9m) Excellent views across Belfast to Shaws Bridge and beyond.



BEDROOM (3): 11' 4" x 8' 1" (3.45m x 2.46m) Excellent views across Shaws Bridge and beyond.



BATHROOM: White suite comprising low flush wc, floating wash hand basin, chrome heated towel rail, built-in shower cubicle with shower unit, tiled bath with chrome mixer tap, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

Large paved patio sun terrace ideal for outdoor entertaining with excellent views across to Shaws Bridge and beyond, uPVC fascias and soffit boards. Driveway with off street parking for one car, additional residents parking for visitors, accessed via secure electric gates.





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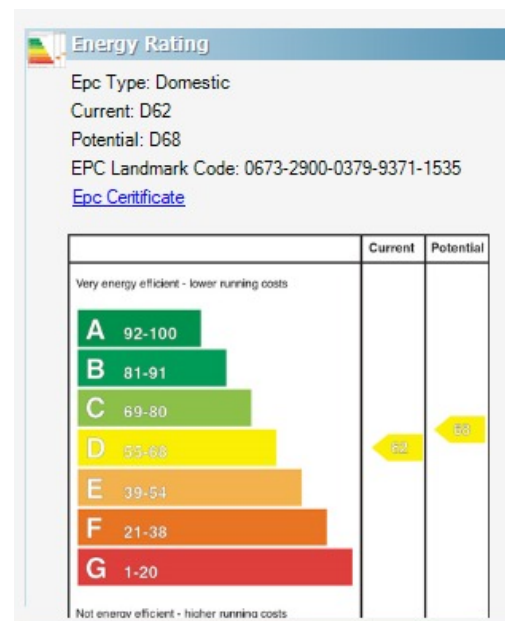


Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Coming out of Belfast on the Malone Road continue through the traffic lights at Balmoral Avenue and number 192 is on the left hand side in Regents Wood development at the corner with Malone Meadows.

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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