

simonBRIEN
RESIDENTIAL

Apt C, Seaver House, 138 Malone Road,
BELFAST, BT9 5LH



Offers Around £239,950

Telephone 028 9066 8888
www.simonbrien.com



KEY FEATURES

- Beautifully Presented Three Bedroom Ground Floor Apartment With Own Door Access
- Bright Living Room With Bay Window Over Looking Garden
- Kitchen / Dining And Separate Utility Room
- Dining Room / Bedroom Three
- Two Additional Double Bedrooms, Master With Ensuite Shower Room
- Luxury Contemporary Bathroom
- Exclusive Small Development With Communal Parking And Gardens
- Located Within Walking Distance Of The Amenities Of Lisburn Road And Public Transport Networks

SUMMARY

'Seaver House' is an exclusive development of only 8 Apartments located along the Malone Road, South Belfast.

Apartment C is located on the ground floor of the development, and benefits from own door access. Internally the Apartment is immaculately presented and would suit the young professional or those downsizing alike.

Viewing is highly recommended through our South Belfast office. Please call in to arrange at your earliest convenience.



ACCOMMODATION

ENTRANCE

(Own entrance) hard wood entrance door with glazed panels.

PORCH:

Oak floor and glazed door to:

ENTRANCE HALL:

Oak floor, low voltage lighting.

LIVING ROOM:

16' 4" x 12' 4" (4.98m x 3.76m) (into bay)

Oak floor. French doors leading to communal garden area.



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**DINING ROOM/BEDROOM 3:
15' 0" x 11' 3" (4.57m x 3.43m)**

Oak floor.

**KITCHEN/DINING AREA:
12' 6" x 8' 5" (3.81m x 2.57m)**

Excellent range of high and low level units, 1 1/2 bowl stainless steel sink unit with mixer tap, 4 ring gas hob and under oven with overhead extractor. Integrated fridge and dish washer, part tiled walls, ceramic tiled floors, low voltage lighting.

**UTILITY ROOM:
12' 6" x 5' 2" (3.81m x 1.57m)**

Range of high and low level units, space for freezer, plumbed for washing machine, plumbed for tumble dryer, enclosed gas fired boiler, part tiled walls, ceramic tiled floor.



DINING ROOM / BEDROOM 3

BATHROOM:

Contemporary white suite, panelled bath with telephone hand shower attachment over, fully tiled shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, ceramic tiled floor, low voltage lighting.

MASTER BEDROOM:

16' 3" x 11' 10" (4.95m x 3.61m)

Built in sliding wardrobes, Oak floor.

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, ceramic tiled floor, low voltage lighting.

BEDROOM (2):

12' 5" x 9' 6" (3.78m x 2.9m)

Oak floor.

OUTSIDE

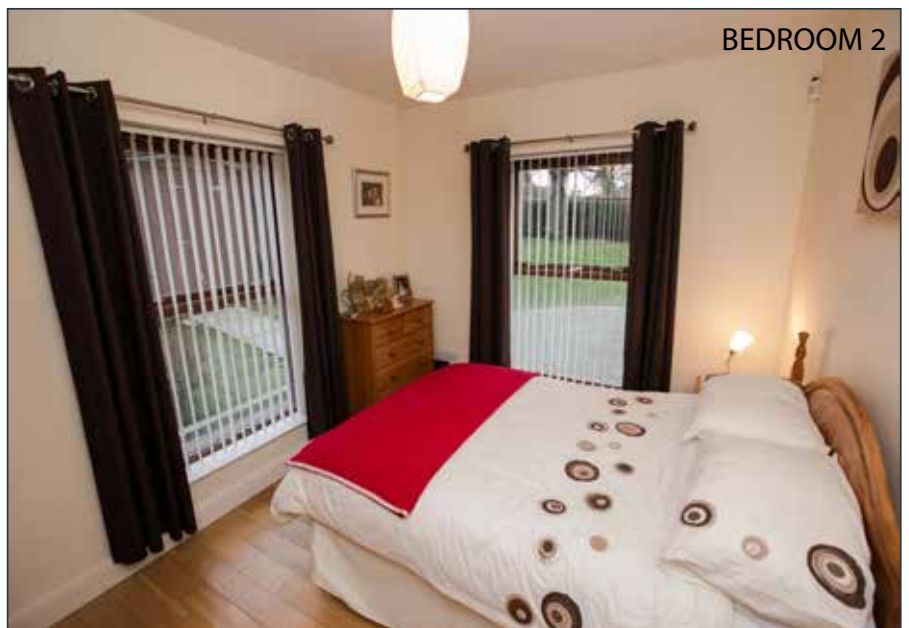
Communal gardens. Patio, lawn areas, communal parking (12 spaces for 8 apartments).



MASTER BEDROOM



ENSUITE

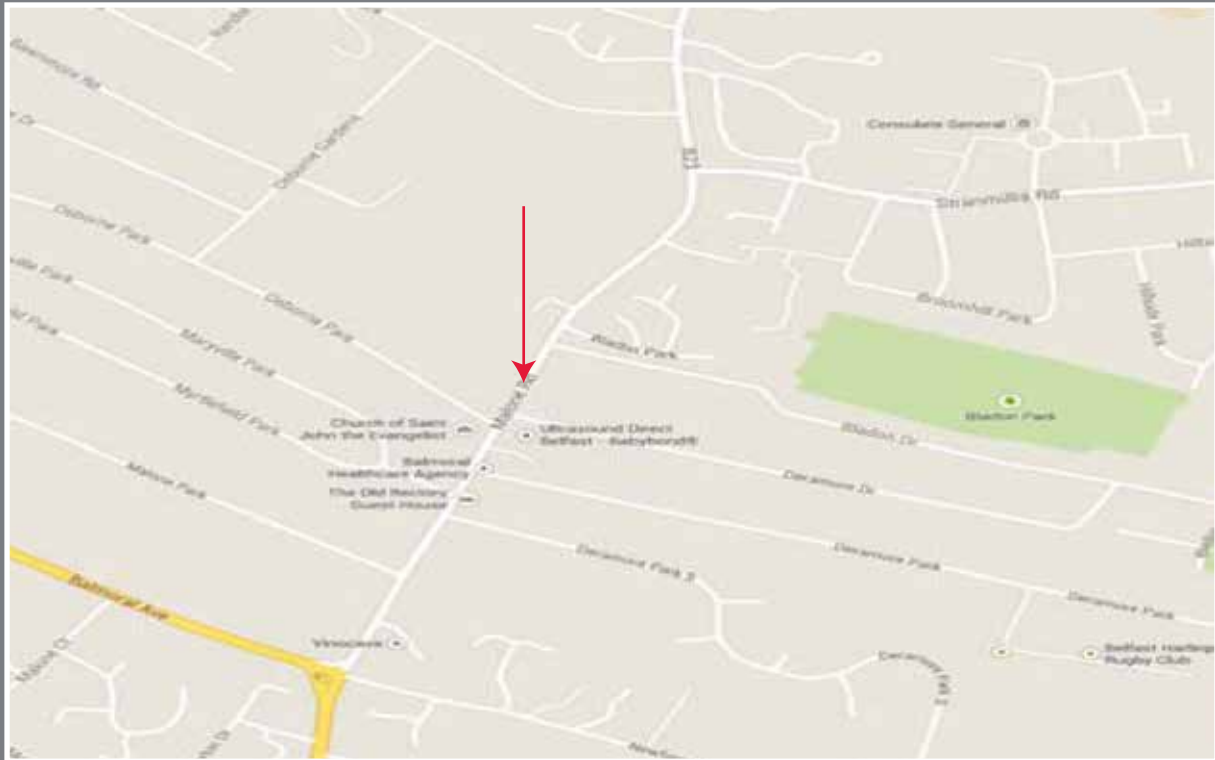


BEDROOM 2



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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



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**



EPC REFERENCE NUMBER:
2009-1926-0232-6072-9954

REF: CC/A/15/AF



South Belfast

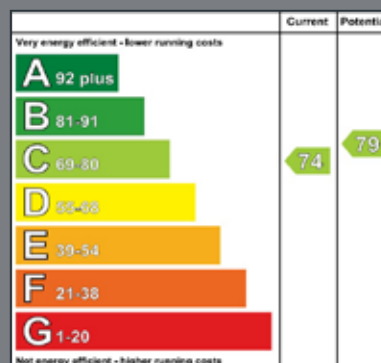
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