OKT

15 Piney Hill, Malone Upper, Belfast, BT9 5NR
Newly Refurbished 3 Bed Detached Bungalow (Unfurnished)

LOCATION

The subject is located in Piney Hills, a highly sought after area situated just off the Malone Road and benefits from all that South Belfast has to offer.

The area is home to many popular bars and restaurants and benefits being walking distance from Queens University and the Botanic gardens.

The location boasts convenient access to Belfast City Centre and the M1 motorway and benefits from Metro Bus Route stops and Railway stations nearby.

DESCRIPTION

The subject comprises a three bedroom, detached bungalow which benefits from off street parking, a single car garage and south facing private garden.

The property has recently undergone a complete refurbishment which includes an extension to the property at the rear.

Internally the property has been finished to an excellent standard and benefits from wooden floors, a gas fired central heating system and PVC double glazed windows. The kitchen has tiled floors, fitted upper and lower cabinets and appliances including a fridge-freezer, dishwasher and oven. The kitchen leads to the garage which includes a utility room containing a washing machine and dryer.

Additionally, the property boasts three well-proportioned bedrooms (master with ensuite shower room), a family bathroom, study, dining room and a large living room with feature patio doors leading to the rear garden.
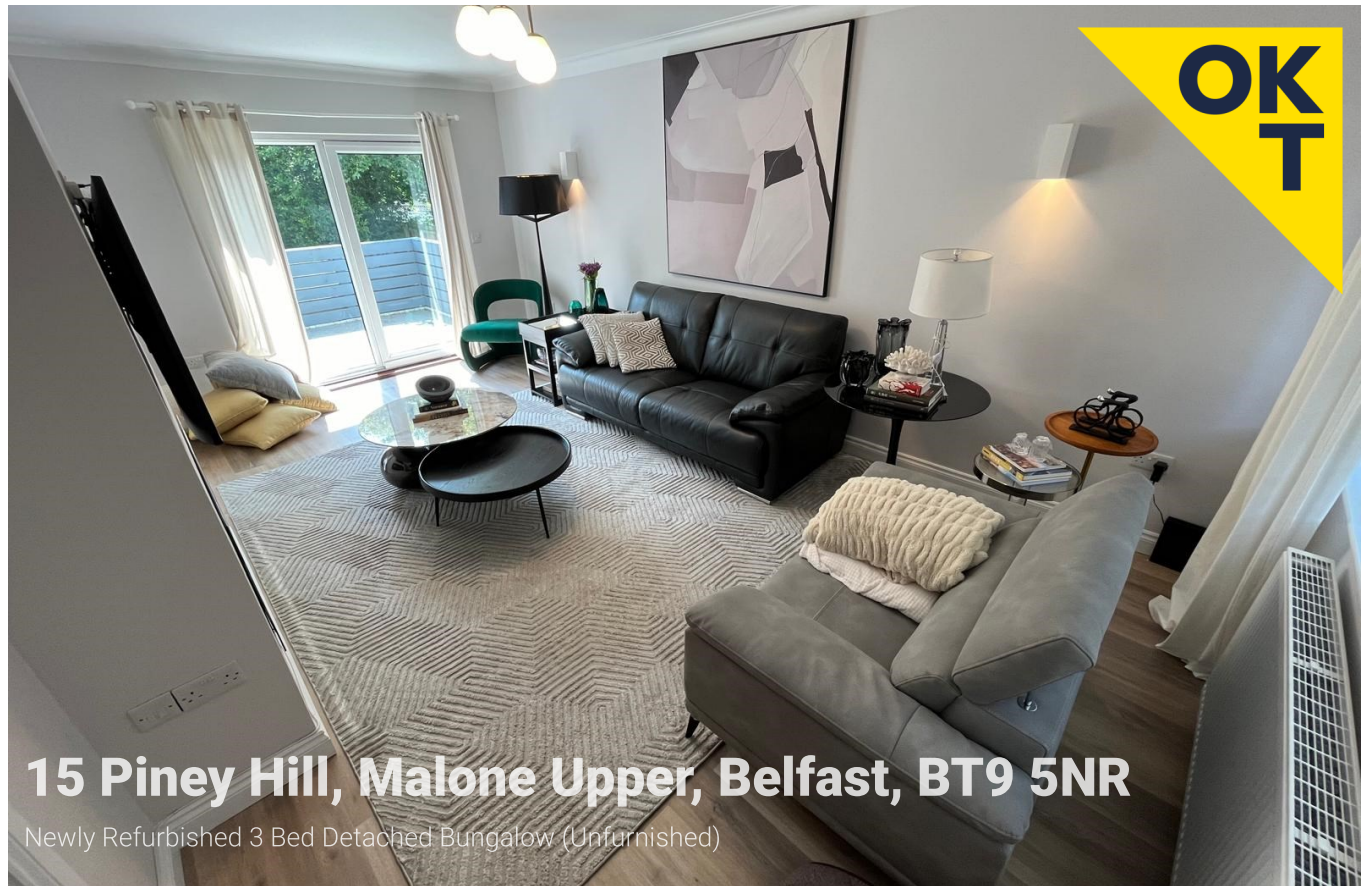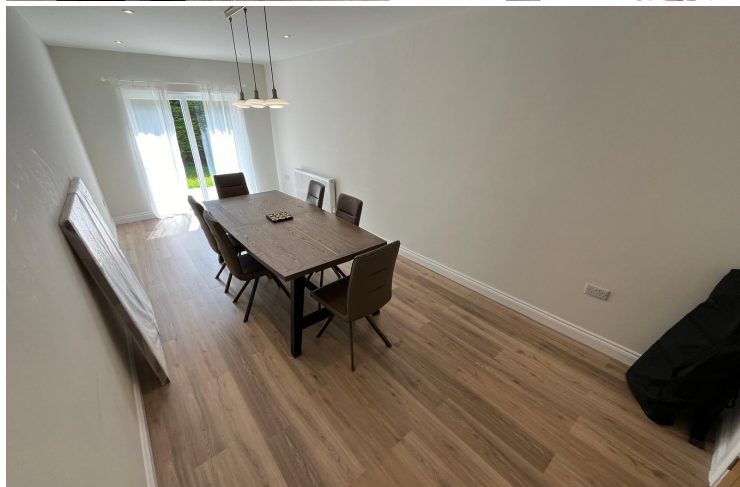
The property will be let in an unfurnished condition on an initial 2-year agreement.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Living Room	c. 22 sq m	235 sq ft
Kitchen	c. 22 sq m	239 sq ft
Dining Room	c. 19 sq m	209 sq ft
Study	c. 20 sq m	219 sq ft
Master Bedroom	c. 13 sq m	135 sq ft
Ensuite	c. 4 sq m	42 sq ft
Bedroom 2	c. 11 sq m	120 sq ft
Bedroom 3	c. 10 sq m	112 sq ft
Bathroom	c. 5 sq m	50 sq ft
TOTAL ACCOMMODATION	c. 126 sq m	1,360 sq ft
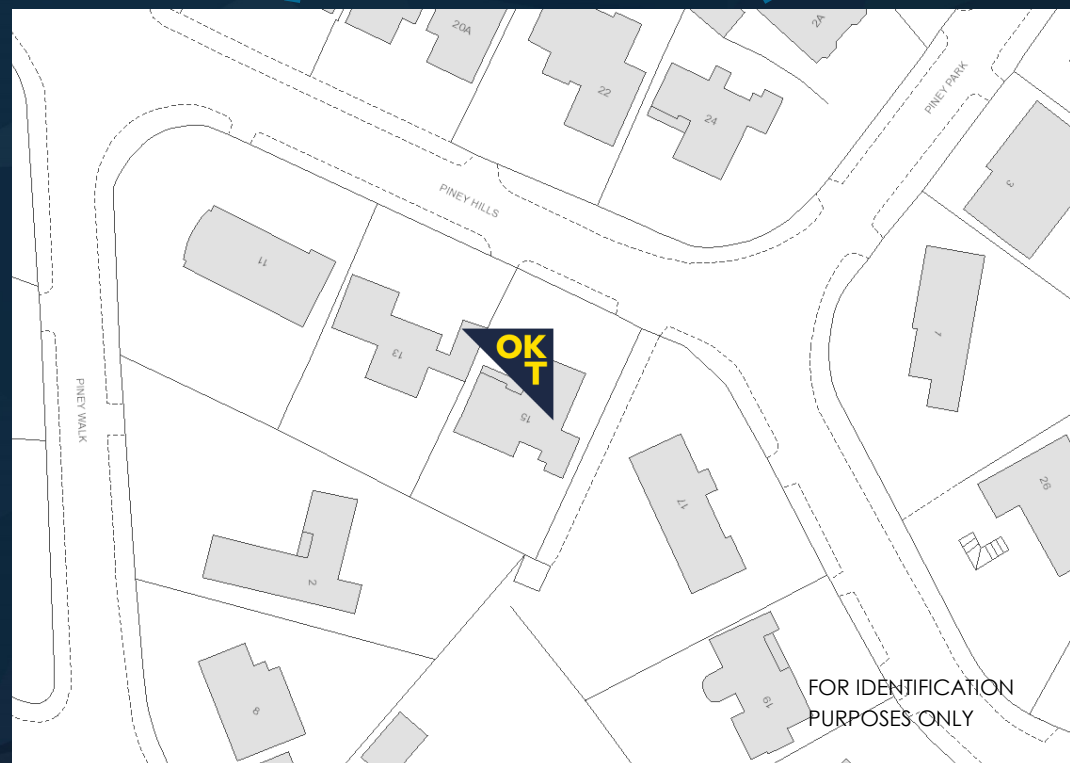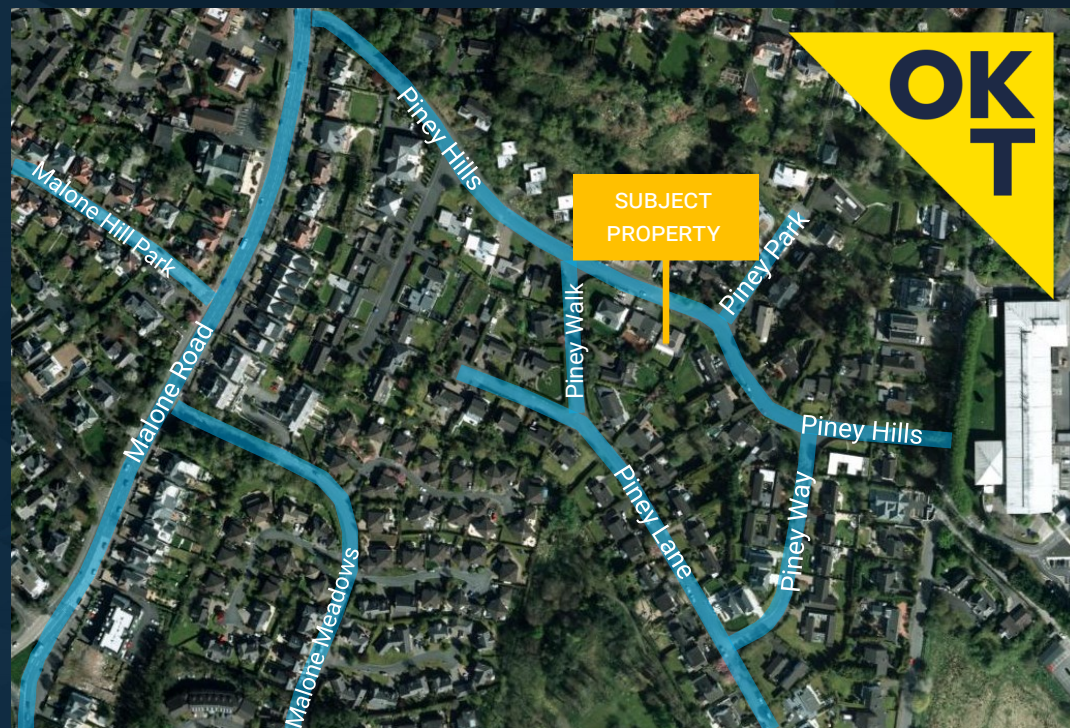
FOR IDENTIFICATION PURPOSES ONLY

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LEASE DETAILS

RENT: £2,000 p.c.m
TERM: Initial 2 year agreement
RATES: Inclusive

EPC CERTIFICATE

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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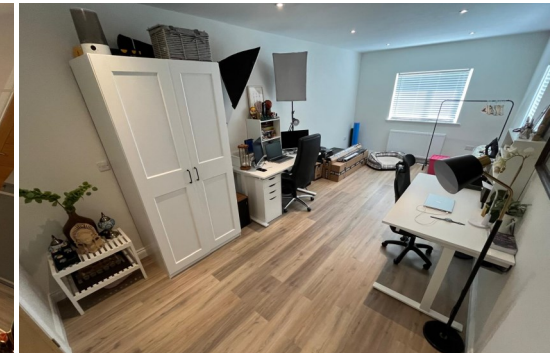
FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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