

Estate Agent • Chartered Surveyor

**FOR SALE**  
**A SUBSTANTIAL, WELL APPOINTED DETACHED HOUSE**  
**WITH LINKED GATE LODGE**



**BERTHA HOUSE**  
**71 MALONE ROAD**  
**BELFAST BT9 6SB**

- \* Much sought after location convenient to City Centre
- \* Four reception rooms and four bedrooms
- \* Attractive manageable gardens to front and rear
- \* Good off-street parking
- \* Gate Lodge with potential income or for Granny Flat

**Offers in the region of £875,000**

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The property is on a prominent site fronting Malone Road at its junction with Windsor Avenue.

## ACCOMMODATION

(All dimensions are approximate)

Entrance Porch:	With semi circular front and curved door. Tiled floor. Cornice.
Split Level Entrance Hall:	19'3" x 10'2" max. Cornice. (Vendor reserves the right to remove the wall mounted mirror).
Living Room:	17'0" ave x 16'8" Cornice. Brick fireplace with gas inset fire. Slate hearth. Built in shelving. Open plan and steps down to
Dining Room:	15'5" x 10'8" Cornice. Display shelving. Serving hatch to kitchen. Patio door to front garden.
Kitchen:	10'8" x 15'3" Integrated ceramic hob 1½ tub ss sink. Integrated double oven. Excellent range of fitted units. Fixed table.
Conservatory - Split Level:	12'0" ave x 12'10" Fully double glazed. Tiled floor. Door to front garden.
Inner Hall:	Cloak cupboards and storage.
Bedroom 4:	10'2" x 12'9" ave. Excellent built in robes with sliding doors.
Shower Room:	6'11" x 6'6" Shower cubicle with thermostatic shower, WC and Vanity unit.
Utility:	9'8" x 5'10" ss sink. Plumbed for washing machine.
Door to Garage:	19'7" x 9'9" less 3'8" x 3'8" Oil Fired Central heating Combi boiler. Beam vacuum system.
Stairs to 1st Landing:	Cornice. Recessed low voltage lighting (Vendor reserves the right to remove the wall mounted mirror).
Lounge:	20'8" x 19'6" Deep cornice. Feature marble fireplace with dog grate/ fire basket. Slate hearth. Double aspect windows to front and rear.
Stairs to Upper landing:	Cornice. Recessed low voltage lighting.
Master Bedroom:	20'0" ave x 12'0" Cornice. Double aspect windows. Two sets of built in robes.
En-Suite Bathroom:	Corner bath, WC and WHB. Fitted cupboard.
Bedroom 2:	16'3" x 10'5" less 3'6" x 3'8" Cornice. Built in wardrobes.
Bedroom 3:	14'8" x 9'6" ave plus 7'7" x 4'10" max. Cornice. Built in furniture.
Bathroom:	9'1" x 6'11" Bath, WC and WHB. Fitted cupboards.

**THE GATE LODGE**  
**ACCOMMODATION**  
(All dimensions are approximate)

- Dining Hall:** 9'8" x 9'7"
- Living Room:** 16'0" x 9'6" Tiled fireplace with wood surround. Gas fire.
- Kitchen:** 7'3" x 9'1" ss sink. Gas Central Heating Boiler
- Dressing Room:** 10'5" x 7'3" leading to
- Bedroom :** 10'4" x 8'4" inc built in robes.
- Shower Room:** Electric shower WC and WHB

There are gardens and car parking to the front off Malone Road and at the rear off Windsor Avenue and Malone Chase. Patio area in brick paving with rotating Summerhouse.

RV: Bertha House : £600,000

RV: The Gate Lodge: £225,000

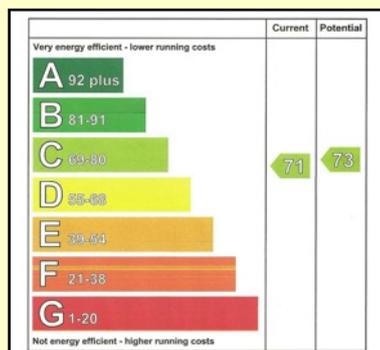
Ground Rent: To be confirmed

Viewing Strictly by Appointment with Agent

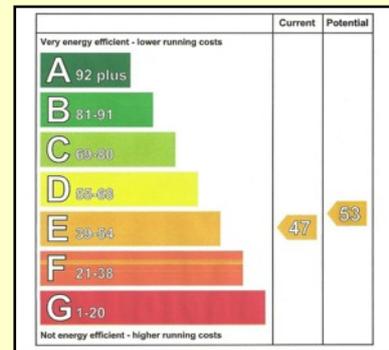




### Gate Lodge



EPC Bertha House



EPC Gate Lodge

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