



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

19 Old Coach Avenue
Upper Malone Road
BT9 5PY
Offers Over £795,000

19 OLD COACH AVENUE, UPPER MALONE ROAD, BT9 5PY

- Imposing Extended Family Home in a Spectacular Setting
- Exceptionally High Level Of Specification And Attention To Detail
- Lounge with Sandstone Fireplace & Glazed Siding Doors to Sun Room
- Separate Dining Room
- Exceptional Living Room with Vaulted Ceiling & Kilkenny Marble Fireplace
- Magnificent Bespoke Kitchen Open Plan to Dining & Family Area / Separate Utility Room
- 6 Bedrooms, 3 with Ensuite Facilities / Home Office Study
- Family Bathroom & 1st Floor Shower Room
- Superb Site with Generous Gardens Overlooking Lagan Valley Regional Park
- Convenient to Amenities Including Shops, Public Transport and Leading Schools

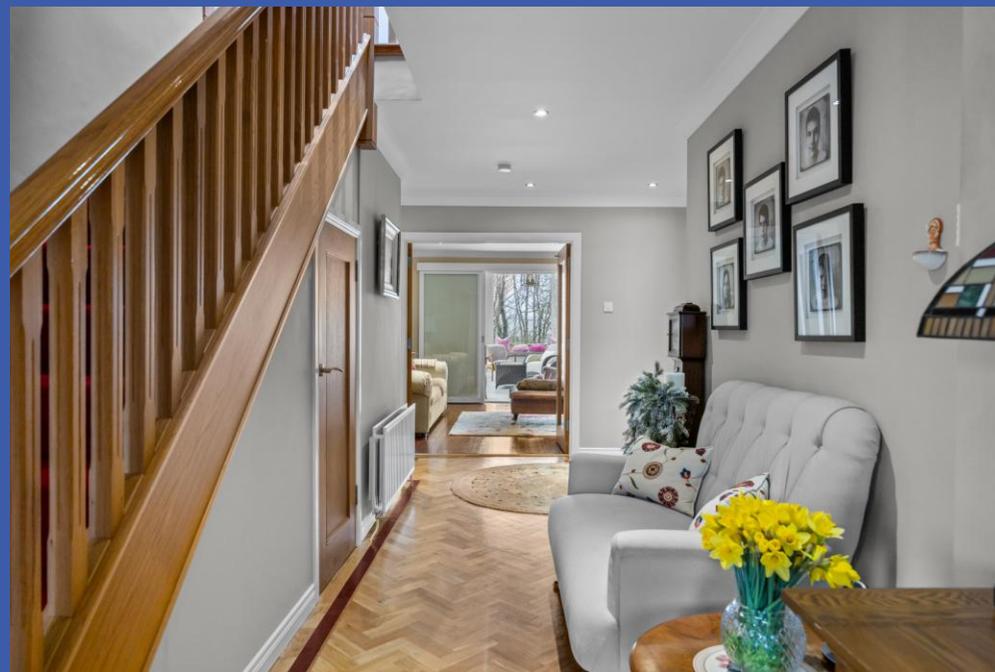
This attractive and imposing extended detached family home occupies a generous, extremely private site in this much sought after residential location just off the prestigious Upper Malone Road.

The property has been extended and provides spacious family accommodation which is finished to an unrivalled specification throughout including the extensive use of solid wood flooring along with a Kilkenny Marble fireplace in the superb living room.

The ground floor accommodation briefly comprises an impressive reception hall which leads to the three generous reception rooms and magnificent fitted kitchen which is open plan to family and dining areas and has access to the superb living room with vaulted ceiling and floor to ceiling glazing overlooking the rear garden. In addition, there is a separate utility room, three bedrooms, two with ensuite facilities and a family bathroom. Over the first floor there are a further three bedrooms, one with ensuite and a shower room. The adaptable accommodation could be used to create a home office/study on the ground floor or additional reception spaces if required.

This immaculately presented internal accommodation is perfectly complemented by the generous private site which provides landscaped mature gardens and sheltered paved patio and BBQ areas which overlook mature trees and Lagan Valley Regional Park to the rear.

Situated within easy reach of leading schools and local shops, whilst convenient to the city centre and the M1 motorway, this property is in a prime location and can only be fully appreciated on internal inspection. Viewing is highly recommended.







PROPERTY COMPRISES

Hardwood front door with glazed inset and side windows to reception hall.

RECEPTION HALL Parquet wood block floor, cornice ceiling, low voltage spotlights, under stairs storage, double doors to lounge.

LOUNGE 18' 0" x 14' 0" (5.49m x 4.27m) Solid wood flooring, cornice ceiling, low voltage spotlights, feature sandstone fireplace with glass fronted fire, bespoke range of built in bookshelves and storage, glazed sliding doors to sun room.

SUN ROOM 19' 10" x 7' 9" (6.05m x 2.36m) Feature tiled floor, floor to ceiling bi-folding doors to rear sun terrace.

DINING ROOM 17' 7" x 11' 9" (5.36m x 3.58m) Parquet wood block flooring, cornice ceiling.

LUXURY FITTED KITCHEN OPEN PLAN TO DINING AND FAMILY AREAS 23' 3" x 18' 10" (7.09m x 5.74m) Extensive range of bespoke units, marble work surfaces with matching splash back, Blanco 1.5 bowl stainless steel sink unit with Quooker tap, Aga electric cooker range with tiled splash back and extractor fan and plinth over, integrated dishwasher, Neff eye level electric oven and combi microwave oven over, housing for American fridge/freezer, generous island unit with matching marble work surfaces, Siemens 5 ring hob with extractor fan over, integrated wooden breakfast bar, natural stone floor, cornice ceiling, low voltage spotlights, glazed double doors to rear, glazed door to living room.

LIVING ROOM 18' 6" x 16' 6" (5.64m x 5.03m) Impressive vaulted ceiling with wooden beams, floor to ceiling windows overlooking rear garden, solid wood stripped floor, fireplace with glass fronted stove and Kilkenny marble hearth and mantle, bespoke built in corner storage units and display shelves along with seating and storage area.





REAR PORCH With tiled floor and built in storage area with seating.

UTILITY ROOM 8' 1" x 4' 10" (2.46m x 1.47m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, tiled floor, low voltage spotlights.

BEDROOM 22' 3" x 14' 11" (6.78m x 4.55m) Cornice ceiling, low voltage spotlights, walk in dressing room.

ENSUITE SHOWER ROOM White suite comprising, WC, half pedestal wash hand basin, fully tiled shower cubicle, heated towel rail, part tiled walls, tiled floor, low voltage spotlights, extractor fan.

BEDROOM 14' 0" x 11' 1" (4.27m x 3.38m) Cornice ceiling.

ENSUITE BATHROOM Child friendly suite comprising tiled panelled bath, vanity unit, fully tiled walls, tiled floor, low voltage spotlights, extractor fan, WC.

BEDROOM (POTENTIAL HOME OFFICE) 14' 0" x 10' 0" (4.27m x 3.05m) Cornice ceiling.

FAMILY BATHROOM White suite comprising free standing bath with mixer taps and shower attachment, WC, bidet, wash hand basin, walk in shower cubicle with rainwater shower, part tiled walls, tiled floor, heated towel rail, low voltage spotlights.

FIRST FLOOR LANDING With sitting area, low voltage spotlights, Velux windows, walk in airing cupboard and separate baggage/storage room.





BEDROOM 18' 9" x 15' 9" (5.72m x 4.8m) Wall to wall range of built in robes and storage, Velux window, storage in eaves, low voltage spotlights.

ENSUITE SHOWER ROOM White suite comprising WC, half pedestal wash hand basin, fully tiled shower cubicle, tiled floor, vanity unit, chrome heated towel rail.

BEDROOM 15' 1" x 9' 4" (4.6m x 2.84m) Velux window, built in robe and storage.

BEDROOM 15' 1" x 11' 9" (4.6m x 3.58m) Velux window.

BEDROOM 21' 0" x 10' 11" (6.4m x 3.33m) Wall to wall range of built in robes and storage.

SHOWER ROOM White suite comprising vanity unit with marble surround, enclosed WC, fully tiled shower cubicle, tiled floor, heated towel rail, Velux window, storage in eaves.





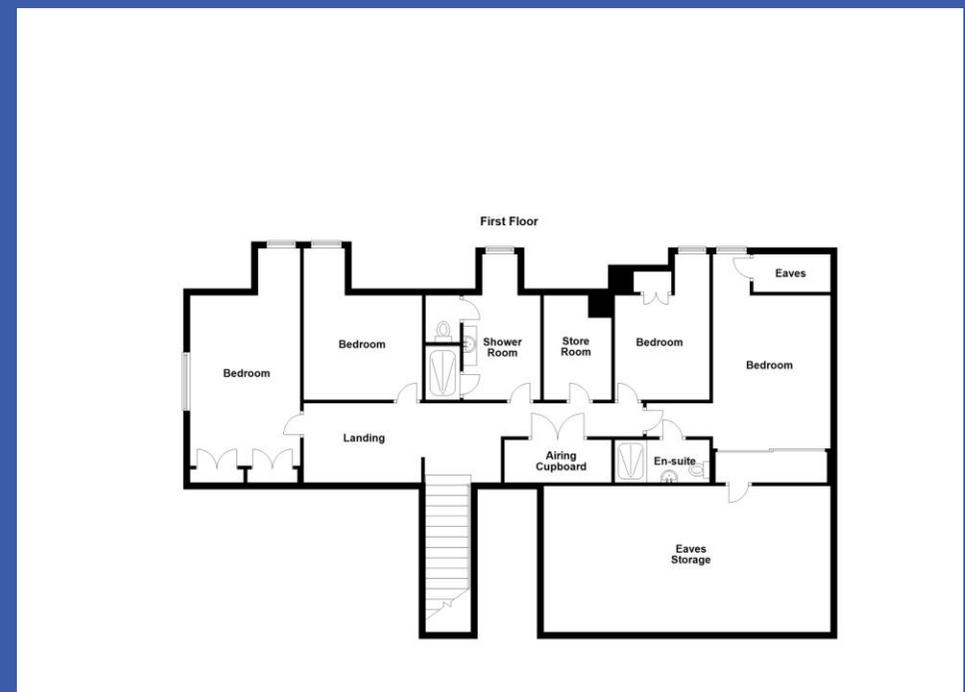
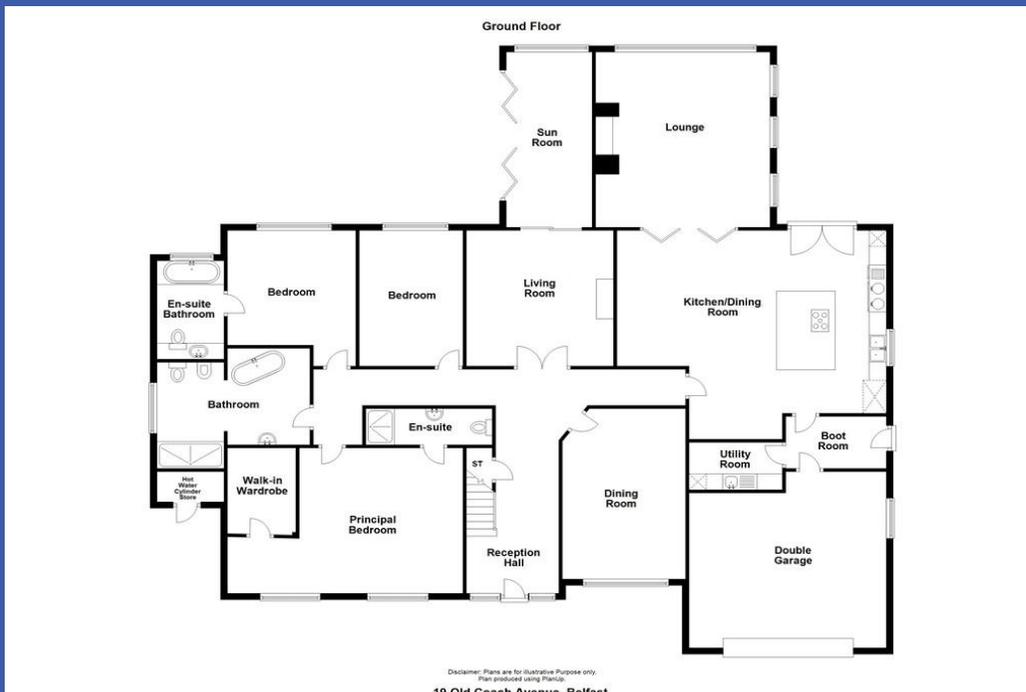


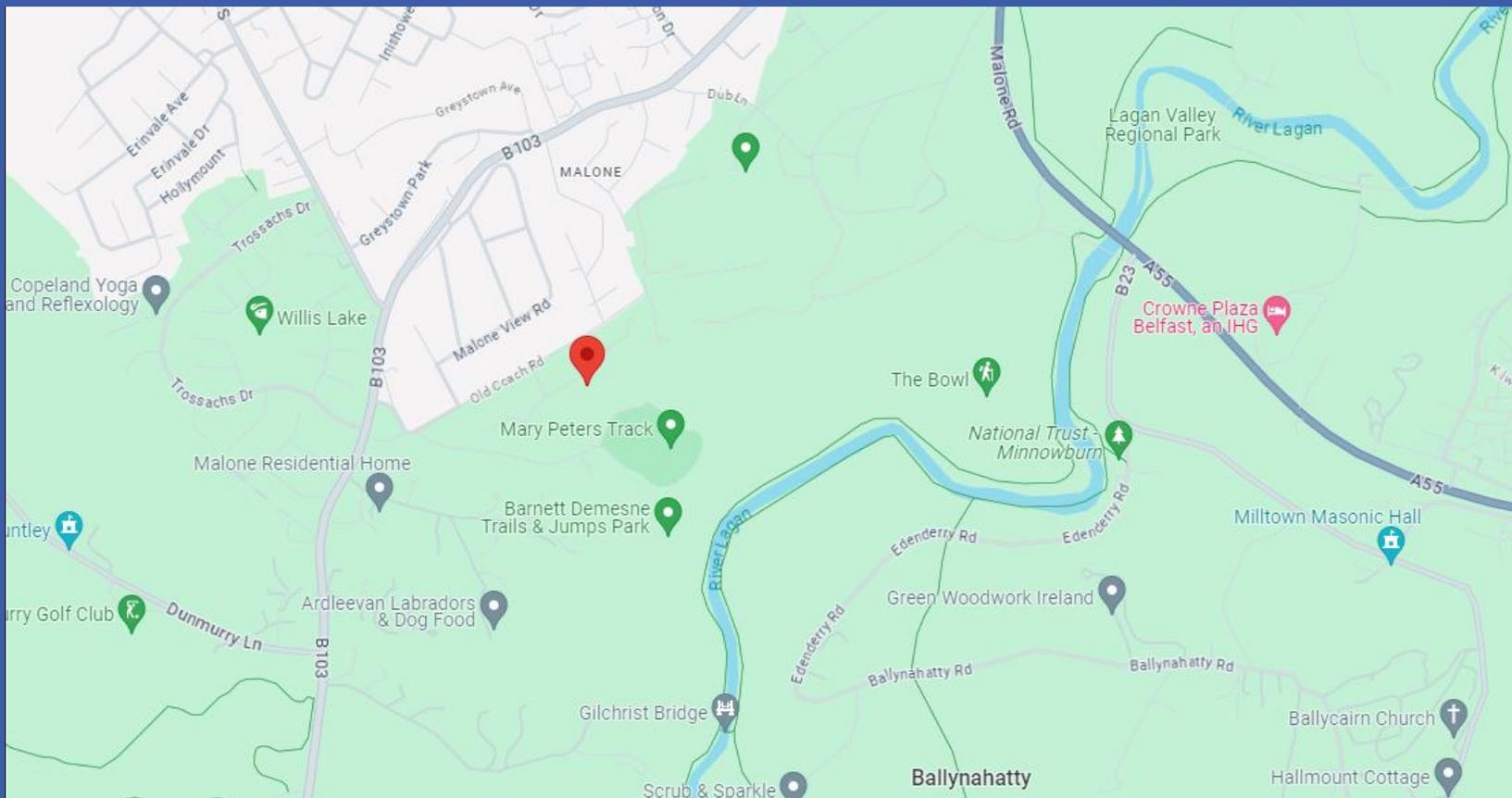


OUTSIDE FRONT Magnificent cul-de-sac location, front garden in lawns with flower beds, large paved driveway with parking for several cars leading to integrated double garage.

DOUBLE GARAGE 18' 3" x 17' 5" (5.56m x 5.31m) Electric up and over door, power light, oil fired boiler.

OUTSIDE REAR Magnificent and generous private rear gardens in lawns with sheltered paved sun terrace and further paved sitting area with a backdrop of mature trees and overlooking Lagan Valley Regional Park and Mary Peters Track.





Directions:

Please find map attached.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/ or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.