



103 Trossachs Drive
Upper Malone Road, Belfast
BT10 0HU

Offers Over £495,000

- ATTRACTIVE DETACHED FAMILY HOME IN A PRIME SOUTH BELFAST LOCATION
 - GENEROUS LOUNGE WITH FEATURE FIREPLACE
 - SEPARATE LIVING ROOM
 - FITTED KITCHEN / SEPARATE UTILITY ROOM
 - FAMILY DINING ROOM ADJOINING KITCHEN
 - 4 BEDROOMS INCLUDING PRINCIPAL WITH ENSUITE BATHROOM / FAMILY BATHROOM
 - FAMILY BATHROOM / GROUND FLOOR CLOAKROOM WITH WC
 - GAS FIRED CENTRAL HEATING / DOUBLE GLAZED WINDOWS / DRIVEWAY PARKING & ELECTRIC CAR CHARGING POINT
 - FRONT AND EXTENSIVE SOUTH FACING REAR GARDENS IN LAWNS WITH SHELTERED SITTING AREA
 - CONVENIENT TO MANY LOCAL AMENITIES INCLUDING PUBLIC PARKS, THE LAGAN TOWPATH AND PUBLIC TRANSPORT
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PROPERTY COMPRISES

This attractive, detached family home is situated on a generous and private site in a quiet location just off Upper Malone Road.

The property is exceptionally well presented by the current owners and offers spacious family accommodation. On the ground floor there are three reception rooms along with a fitted kitchen, a utility room and cloakroom with wc.

On the first floor there are four bedrooms including one with ensuite shower room along with a family bathroom.

In addition, the property benefits from gas central heating and double glazed windows.

Externally there are front and generous enclosed and south facing rear gardens with sheltered patio area along with driveway parking.

Convenient to many local amenities, including public parks and walks along with public transport services to leading schools and Belfast City Centre, viewing is highly recommended.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

fetherstons.com

PROPERTY DETAILS AND DIMENSIONS

uPVC double glazed front door to reception hall.

RECEPTION HALL Under stairs storage.

CLOAKROOM White suite comprising low flush WC, pedestal wash hand basin with splash tiling, tiled floor, extractor fan.

LOUNGE 21' 5" x 12' 10" (6.53m x 3.91m) Feature glassed front wood burning stove with slate hearth, low voltage spotlights.

LIVING ROOM 11' 8" x 10' (3.56m x 3.05m) Wood flooring.

KITCHEN 15' 11" x 11' 7" (4.85m x 3.53m) (@ widest points) Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, space for cooker range, extractor fan, space for American fridge freezer, integrated wine rack, part tiled walls, tiled floor, plumbed for dishwasher, glazed double doors to family room.

FAMILY ROOM 19' 9" x 15' (6.02m x 4.57m) uPVC double glazed patio doors to rear.

UTILITY ROOM 7' 11" x 6' 9" (2.41m x 2.06m) Range of high and low level units, work surfaces, plumbed for washing machine, tiled floor, uPVC double glazed door to rear.

FIRST FLOOR LANDING Access to roof space, airing cupboard.

BEDROOM 11' 9" x 11' (3.58m x 3.35m) Laminate wood effect floor, built in mirror fronted robes, low voltage spotlights.

ENSUITE SHOWER ROOM White suite comprising low flush WC, pedestal wash hand basin, panelled shower cubicle, panelled walls, tiled floor.

BEDROOM 12' 11" x 11' (3.94m x 3.35m) Laminate wood effect floor, built in mirror fronted robes.

BEDROOM 11' 9" x 10' 1" (3.58m x 3.07m) Laminate wood effect floor, built in mirror fronted robes

BEDROOM 10' 2" x 7' 9" (3.1m x 2.36m) Laminate wood effect floor, built in robes

BATHROOM White suite comprising bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin, fully tiled shower cubicle, fully tiled walls, tiled floor, low voltage spotlights.

OUTSIDE Front garden in lawns with boundary planting, driveway with parking for several cars, electric car charging point. Delightful enclosed south facing rear garden in lawn with boundary planting and fences, sheltered paved patio area.