



83 UPPER MALVERN ROAD, BELFAST, BT8 6XN

- An Excellent Semi Detached Bungalow Occupying A Pleasant Cul De Sac Setting Within This Ever Popular And Convenient Residential Location
- Lounge With Brick Built Fireplace And Bay Window
- Kitchen With Range Of Built In Units
- Two Bedrooms
- Re-fitted Luxury Shower Room With Quadrant Shower Cubicle And Chrome Finish Heated Towel Rail
- Enclosed Rear Garden With South Westerly And Private Aspects / Tarmac Driveway
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

PRICE: OFFERS IN THE REGION OF £149,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D6I

REF:RM210621HG

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door.



LOUNGE:

4.80m (15'9") x 3.77m (12'4")

Measurement taken into bay window. Brick built fireplace and tiled hearth.



KITCHEN:

2.96m (9'9") x 2.40m (7'10")

Range of high and low level units. Granite effect work surfaces. Inset single drainer stainless steel sink unit with mixer tap. PVC double glazed back door. Tiled walls and tiled floor. PVC panelled ceiling. Plumbed for washing machine. Hotpress.



BEDROOM (1):
3.32m (10'11") x 2.85m (9'4")
Tiled floor.



BEDROOM (2):
2.56m (8'5") x 2.08m (6'10")



LUXURY TILED SHOWER ROOM:
Quadrant shower cubicle with Triton electric power shower. Vanity unit with wash hand basin and mono Bristan mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Marble effect tiled walls and ceramic tiled floor. PVC panelled ceiling.

PARTLY FLOORED ROOFSpace:
Aluminium extending ladder to partly floored roofspace with light.

OUTSIDE:

Prime cul de sac setting. Front garden laid in lawn with mature shrubs. Tarmac driveway to side. Enclosed rear garden with south westerly and private aspects. Laid in lawn with well stocked and mature border beds with shrubs and trees. Oil fired boiler and PVC oil storage tank. Outside tap and light. Small greenhouse. Two timber storage sheds in need of repair.

TENURE: We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2020 to March 2021 £tbc

DIRECTIONS: From Cairnshill Road turn into Upper Malvern Park then turn right into Upper Malvern Road, number 83 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



83 Upper Malvern Road

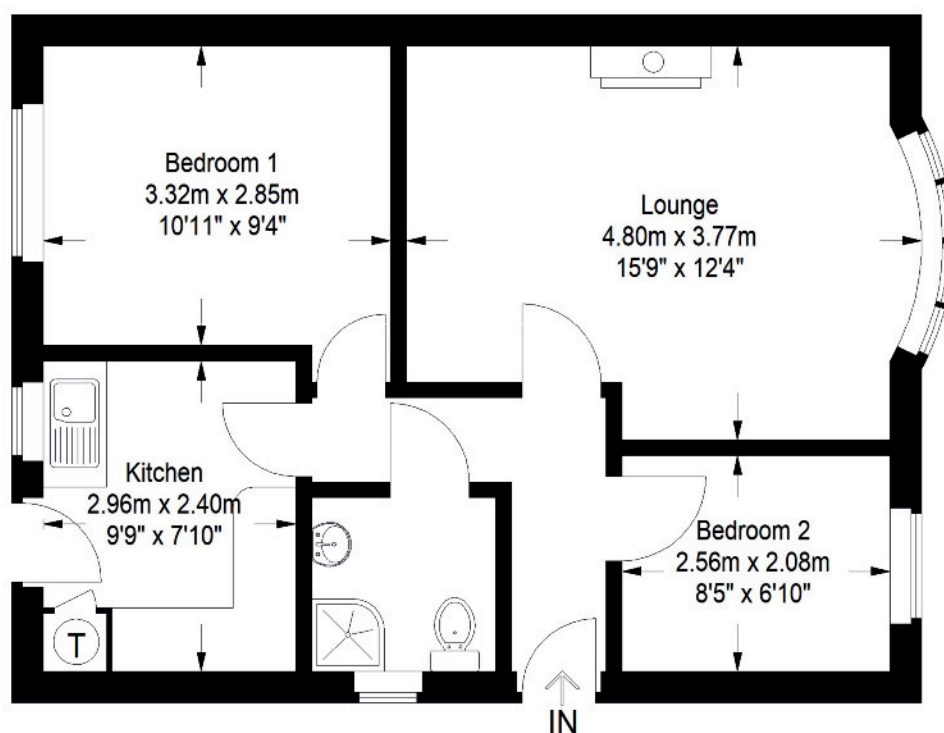


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID769700)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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