



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

Neil Farrell
Mortgage & Protection Advisor

- Mortgage Advice • Life Insurance
- Critical illness • Family protection
- Income protection • Home insurance
- Landlord insurance • Rental Protection

Contact: neil.farrell@mab.org.uk / 07709 673 796



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RATES: 2023/2024 **APPROX:** £4,347.50

Pinpoint Offices

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Contact Pinpoint

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Offers Over:
£575,000

Viewing: By appointment through agent



pinpoint.



**137 Upper Malone Road,
Malone,
Belfast, BT9 6UF**

028 9068 2777

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- Magnificent detached family home offering spacious and flexible accommodation
- Living room with an abundance of natural light, feature fireplace and gas fire
- Separate dining room with glazed double doors from impressive reception hall
- Modern fitted kitchen with range of integrated appliances open plan to family and casual dining room
- Five generous first floor bedrooms including four en suite bathrooms
- Folding wooden ladder to partially floored roofspace with light affording excellent accessible storage
- Generous landscaped gardens in lawn with terrace and mature plants, trees and shrubs
- Oil fired central heating, uPVC double glazing



5



3+



4 +WC



Yes



Yes

Entrance Porch
Tiled floor, glazed double doors to...

Reception Hall
Cornice ceiling

Cloakroom
White suite comprising low flush wc, vanity unit with splash tiling, laminate wood effect floor



Living Room
8.08m (26'6) x 4.19m (13'9)
Cornice ceiling, ceiling rose, feature Sandstone fireplace with gas coal effect fire



Bedroom 5
3.56m (11'8) x 3.07m (10'1)



Outside

Private and enclosed corner site with mature surrounding gardens in lawns with well stocked flowerbeds and a variety of plants, trees, bushes and shrubs.
Sheltered South westerly facing paved patio area. Entrance gates to ample parking areas to front and side and leading to..

Triple Garage
9.53m (31'3) x 5.51m (18'1)
Electric roller shutter door, oil fired boiler, power and light



Bedroom 2 with en suite

5.21m (17'1) x 4.22m (13'10)

En-suite bathroom -White suite comprising tiled paneled bath, low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled floor, fully tiled walls, extractor fan

Bedroom 3 with en suite

4.14m (13'7) x 3.53m (11'7)

En-suite bathroom -White suite comprising tiled paneled bath, low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled floor, fully tiled walls, extractor fan



Bedroom 4 with en suite

4.14m (13'7) x 3.51m (11'6)

En-suite bathroom -White suite comprising tiled paneled bath, low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled floor, fully tiled walls, extractor fan



Dining Room

3.96m (13'0) x 3.58m (11'9)

Glazed double doors from Reception Hall, cornice ceiling, ceiling rose



Kitchen

8.08m(26'6) x 7.8m (25'7) at widest points

Extensive range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, Belling cooker range with gas hobs and electric ovens, extractor fan over, glass display cabinets, tiled floor to kitchen/dining area, island unit with matching work surfaces, glazed double doors to rear garden



Inner Hallway

Tiled floor, external access

Laundry Room

3.99m (13'1) x 2.44m (8'0)



Utility Room

2.82m (9'3) x 2.06m (6'9)

Range of high and low level units, work surfaces, single drainer stainless steel sink unity with mixer tap, plumbed for washing machine, tiled floor



First Floor Landing

Access to roof space via folding ladder (potential for conversion subject to the necessary planning approvals) walk in airing cupboard



Bedroom 1 with en suite

5.23m (17'2) x 4.22m (13'10)

En-suite bathroom -White suite comprising tiled paneled bath, low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled floor, fully tiled walls, extractor fan

