



**Fetherston  
Clements**

ESTATE AGENTS

485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstonclements.com](mailto:info@fetherstonclements.com)  
Web: [www.fetherstonclements.com](http://www.fetherstonclements.com)

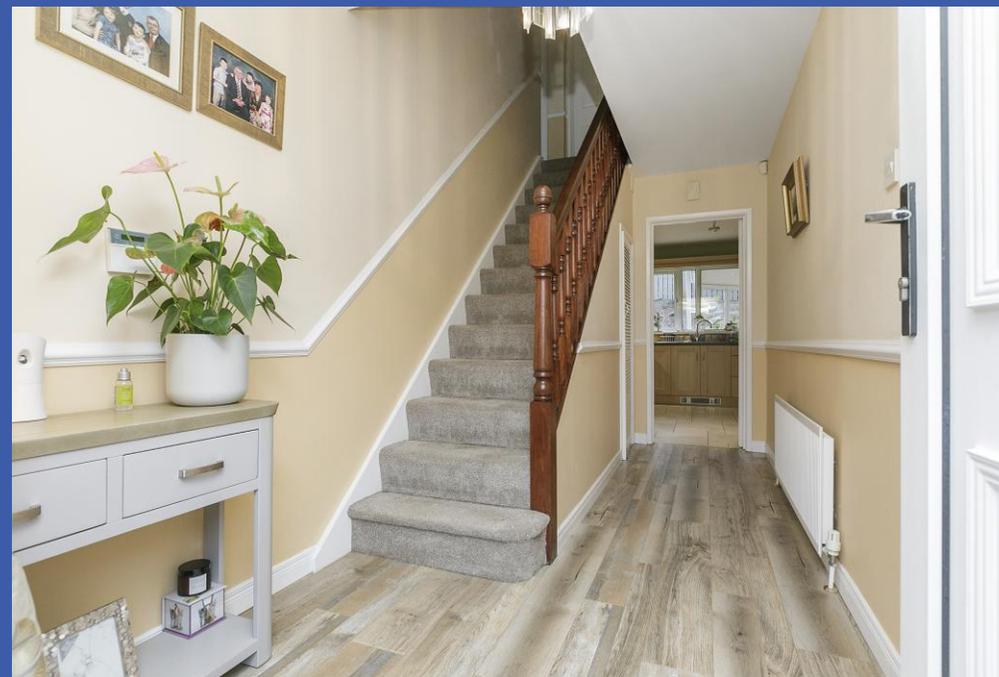
**92 Upper Malvern Park**

Four Winds, Belfast  
BT8 6TE

**Offers Over £210,000**

## 92 UPPER MALVERN PARK, FOUR WINDS, BT8 6TE

- Attractive Extended Semi Detached Property in a Prime Location
- Generous Lounge with Feature Fireplace
- Modern Kitchen Open Plan to Dining Area/Utility Room
- Sun Room Overlooking the Rear Garden
- 4 Bedrooms Including Master with Ensuite Shower Room
- Family Bathroom with White Suite/Ground Floor Cloakroom with WC
- Gas Central Heating/uPVC Double Glazed Windows/Well Presented Throughout
- Integral Garage & Additional Driveway Parking
- Front and Enclosed Rear Paved Garden with Sheltered Sitting Area
- Convenient to many Local Amenities including Shops and Public Transport



This modern semi-detached property is ideally located in a quiet cul de sac development on Cairnshill Road, just off Saintfield Road and Newton Park.

The property is well presented by the current owner and has been extended to offer well proportioned accommodation which included a generous lounge, open plan kitchen with dining area, a delightful sun room overlooking the rear garden and a utility room on the ground floor.

On the first floor there are four bedrooms, including master with ensuite shower room and a family bathroom. The internal accommodation is complimented by the enclosed and private rear patio garden and attached garage.

Situated in an extremely convenient location with local amenities such as shops, schools and public transport, early viewing is highly recommended.





## Property Comprise

uPVC double glazed front door with glazed side window to..

### ENTRANCE HALL

Laminate wood effect floor, under stairs cloakroom with storage

### LOUNGE 17' 0" x 12' 2" (5.18m x 3.71m) (at widest points)

Laminate wood effect floor, attractive fireplace with marble inset and hearth

### FITTED KITCHEN OPEN PLAN TO DINING AREA 19' 1" x 11' 0" (5.82m x 3.35m)

Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with extractor fan over and Belling electric oven under, integrated dishwasher, integrated fridge freezer, tiled floor, part tiled walls, low voltage spots, glazed door to..





**SUN ROOM 11' 10" x 11' 0" (3.61m x 3.35m)**

Tiled floor, uPVC double glazed door to rear

**UTILITY ROOM 11' 0" x 8' 4" (3.35m x 2.54m) (at widest points)**

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

**CLOAKROOM**

White suite comprising low flush wc, vanity unit with splash tiling, low flush wc, extractor fan





## 1<sup>ST</sup> FLOOR

### LANDING

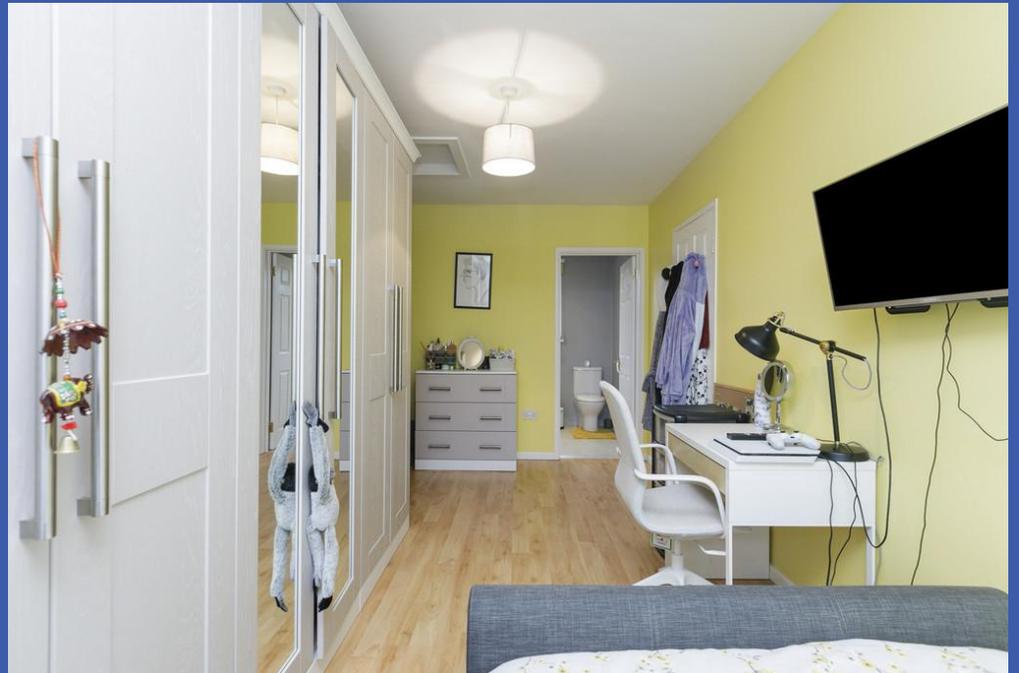
Access to roof space, airing cupboard with gas fired boiler

### BEDROOM 19' 0" x 8' 3" (5.79m x 2.51m)

Laminate wood effect floor, access to roofspace

### ENSUITE

White suite comprising low flush wc, vanity unit with splash tiling, panelled shower cubicle with rainwater shower, chrome heated towel rail, tiled floor, extractor fan, low voltage spots





**BEDROOM 12' 0" x 11' 1" (3.66m x 3.38m)**

Laminate wood effect floor

**BEDROOM 13' 5" x 8' 7" (4.09m x 2.62m)**

Laminate wood effect floor

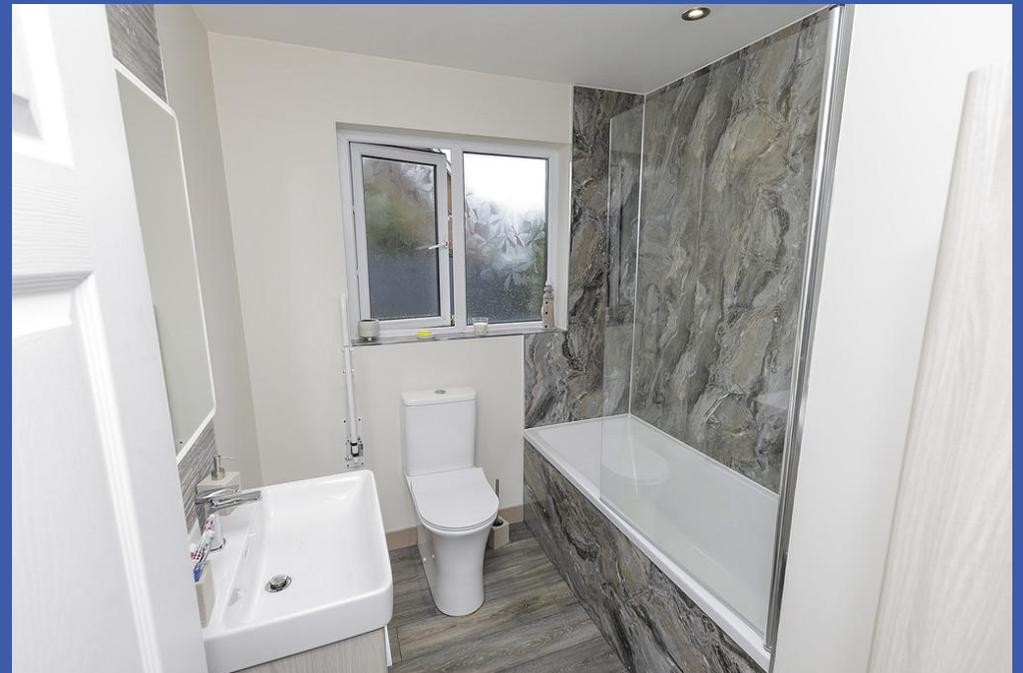
**BEDROOM 10' 0" x 6' 9" (3.05m x 2.06m)**

Laminate wood effect floor, velux window, built in robe



## BATHROOM

White suite comprising low flush wc, vanity unit with floor to ceiling splash tiling, panelled bath with mixer tap and shower attachment, part panelled walls, Laminate wood effect floor, chrome heated towel rail, low voltage spots





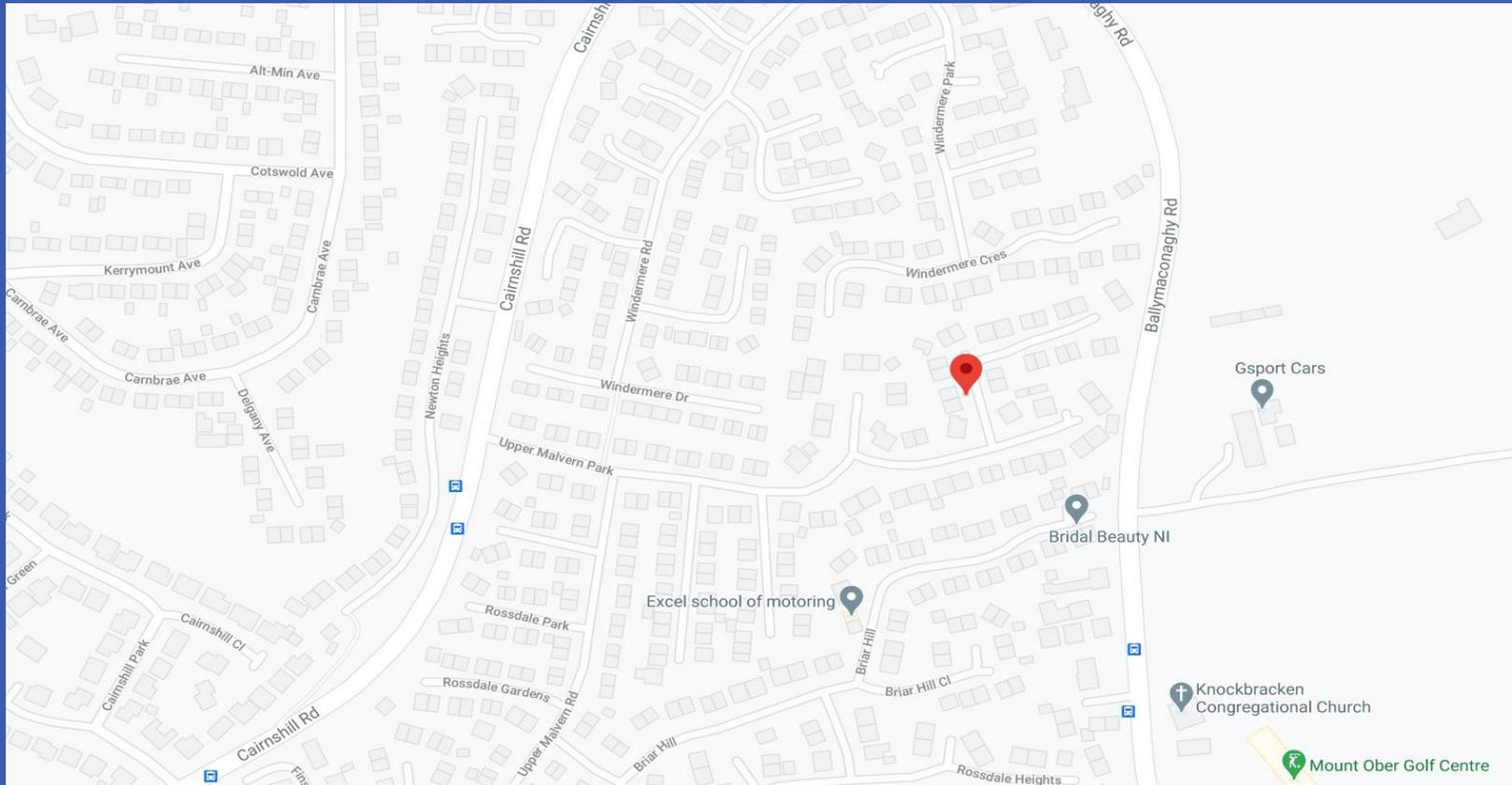
## OUTSIDE

Quiet cul de sac location. Front garden in lawns, driveway with parking leading to..

### **GARAGE 14' 6" x 8' 5" (4.42m x 2.57m)**

Roller shutter door

Enclosed and private, paved rear garden with banked flower beds and boundary fence



**Directions:**

Heading out of Belfast on Sainfield Road, turn left on to Newton Park. at the roundabout turn right on to Cairnshill Road and Upper Malvern Park is on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherston Clements Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give no guarantee that; i) these particulars are given without responsibility of Fetherston Clements 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) Fetherston Clements 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 Fetherston Clements 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) Fetherston Clements will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.