



A detached family bungalow on a level site in this ever popular location at Upper Malone Road in South Belfast.

The excellent flexible accommodation, whilst requiring some updating, offers great potential for prospective purchasers and we can highly recommend an internal inspection. The accommodation comprises a drawing room, family room and an open plan kitchen dining and living room space. The adjoining utility room gives internal access to the double integral garage.

There are four well proportioned bedrooms (the master with as ensuite shower room and a superb range of built-in wall length wardrobes.

Additionally the property benefits from gas fired central heating. Good gardens and patio area to the rear, large back patio area to the front of the property.

Offers Over
£365,000

22 Old Coach Avenue,
Upper Malone,
Belfast,
BT9 5PY

Viewing by
appointment
through agent
028 9066 3030

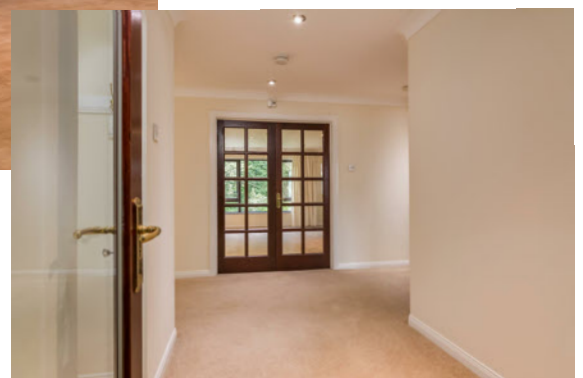
- Detached Family Home in Ever Popular Location in Upper Malone, South Belfast
- Flexible Accommodation with Immense Potential
- Drawing Room, Family Room and Extended Open Plan Kitchen, Living and Dining Area
- Four Well Proportioned Bedrooms (Master with Ensuite Shower Room)
- Excellent Gardens to Rear with Adjoining Patio Area and Outside Utility Area
- Utility Room
- Integral Double Garage
- Mahogany Frame PVC Windows
- Gas Fired Central Heating
- Conveniently Positioned Close to Lagan Valley Regional Park and River Lagan

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor.

ENTRANCE HALL: Cloaks area with separate wc, wash hand basin in vanity unit, low flush wc, ceramic tiled floor.



Double doors with glazed panels to . . .

DRAWING ROOM: 17' 7" x 17' 6" (5.36m x 5.33m) Fully tiled mahogany fireplace surround and mantle, cast iron inset with decorative slate tiled hearth, wood laminate flooring, built-in bookshelves, gas coal effect fire.



FAMILY ROOM: 13' 6" x 11' 4" (4.11m x 3.45m) Wood laminate flooring. EXTENDED

KITCHEN/DINING AND LIVING AREA: 17' 8" x 23' 4" (5.38m x 7.11m) Range of built-in kitchen



Telephone 028 9066 3030

www.templetonrobinson.com

EXTENDED KITCHEN/DINING AND LIVING AREA: 17' 8" x 23' 4" (5.38m x 7.11m) Range of built-in kitchen unit, single drainer stainless steel sink unit with mixer taps, island unit. built-in halogen oven, plumbed for dishwasher, wood strip flooring in living room/dining, low voltage spotlights. Double French doors to rear patio.



UTILITY ROOM: 18' 0" x 5' 4" (5.49m x 1.63m) Excellent range of high and low level units, single drainer stainless steel sink unit, part tiled walls, low voltage halogen spotlights.



HALLWAY: Airing cupboard. Access to part floored roofspace by Slingsby type ladder.

MASTER BEDROOM: 15' 0" x 11' 4" (4.57m x 3.45m) Wall length range of built-in robes.

ENSUITE SHOWER ROOM: Double shower cubicle, fully tiled walls, Redring Expressions shower unit, pedestal wash hand basin, low flush wc, vanity mirror, low voltage spotlights, ceramic tiled floor.



BEDROOM (2): 15' 0" x 10' 9" (4.57m x 3.28m)



BEDROOM (2): 11' 6" x 11' 5" (3.51m x 3.48m) Wall length sliding robes with mirror doors.



BEDROOM (4): 13' 9" x 9' 6" (4.19m x 2.9m)



BATHROOM: Corner bath unit with mixer taps, low flush wc, wash hand basin in vanity unit, corner shower cubicle, ceramic tiled floor (please note shower unit is not operational).



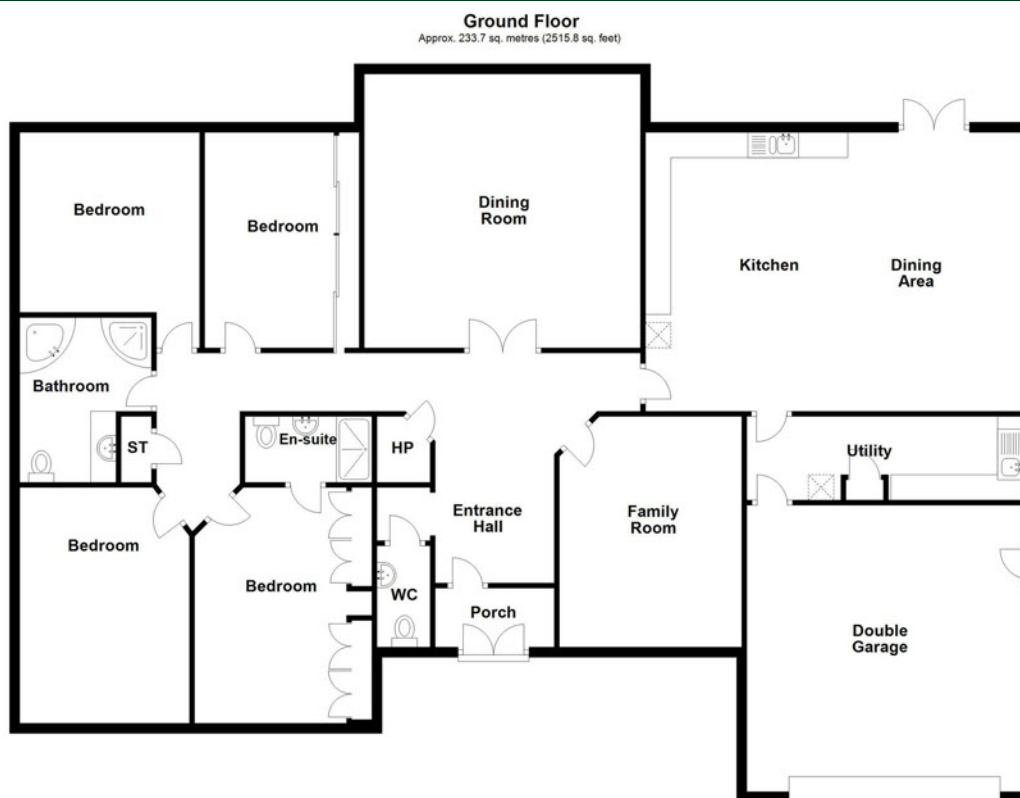
Outside

INTEGRAL GARAGE: 18' 0" x 18' 0" (5.49m x 5.49m) Matching up and over remote control door and side access.

Fronted garden (small area). Large parking area to front in brick paviours.

Rear garden: Mainly in lawns with paved patio area and paved fenced utility area outside to side of property for shed, bins etc





Total area: approx. 233.7 sq. metres (2515.8 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location:

Heading out of Belfast on the Upper Malone Road turn left into Old Coach Lane (sign posted Mary Peter's Track) which becomes Old Coach Road. Turn right off Old Coach Road into Old Coach Avenue.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic

Current: C69

Potential: C71

EPC Landmark Code: 7530-5720-1009-0014-0296

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	69	71
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

