



This detached family home occupies a generous site in an extremely sought after residential location with a host of amenities in the Malone area including shops, transport facilities and Barnett's Park virtually on one's doorstep.

The property has been extended, offering extensive adaptable accommodation throughout with so much potential to cater for all those modern day family living requirements. Currently comprising three bright reception rooms, spacious kitchen with island, downstairs WC, four well-proportioned bedrooms and a contemporary family bathroom.

Externally there is a delightful rear garden with paved patio area and ample driveway parking to the front.

With all and more this property has to offer in the way of location and overall accommodation it will have an extremely wide appeal, thus early viewing is essential so as not to miss out.

Offers Over  
£450,000

89 Upper Malone Road,  
Belfast,  
BT9 6UF

---

Viewing by  
appointment  
through agent  
028 9066 3030



- Excellent Spacious Detached Property in an Extremely Sought After South Belfast Location
- Reception Hall with Cloakroom/Downstairs WC
- Three Bright Reception Rooms
- Modern Fitted Kitchen with Breakfast Island
- Four Well Proportioned Bedrooms
- Good Sized Family Bathroom with White Suite
- Gas Central Heating/uPVC Double Glazing/Alarm System
- Deceptively Spacious Accommodation Ideal For Modern Day Living Requirements
- Paved Driveway with Parking and Lawned Rear Garden with Patio Area
- Ideal for a Wide Range of Buyers Thus Early Viewing is Highly Recommended



The Property Comprises:

## Ground Floor

Hardwood front door with glazed and leaded side light to . . .

RECEPTION PORCH: Ceramic tiled floor, cloaks area.

Glazed inner door to . . .

RECEPTION HALL: Solid wooden floor.



DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, ceramic tiled floor.

LIVING ROOM: 16' 6" x 12' 9" (5.03m x 3.89m) Solid wooden floor, pine surround fireplace with cast iron tiled inset, gas fire and tiled hearth.



Archway through to . . .

CONSERVATORY/SUN ROOM: 11' 6" x 11' 1" (3.51m x 3.38m) Hardwood glazed access door to rear garden.



KITCHEN: 20' 4" x 13' 7" (6.2m x 4.14m) (at widest points). High gloss fully fitted kitchen with range of high and low level units, solid wood worktops, stainless steel, single drainer 1.5 bowl sink unit with mixer tap, plumbed for two washing machines, part tiled walls, built-in frosted glass display unit, built-in high level double oven, breakfast island with solid wood worktop, built-in breakfast bar, glazed access door to rear garden, low voltage spotlights.



Open through to . . .

UTILITY ROOM & ADDITIONAL KITCHEN AREA: Stainless steel 1.5 sink unit with mixer tap, built-in oven, integrated four ring hob with extractor fan above, ceramic tiled floor.





Glazed double doors through to . . .

FAMILY ROOM/PLAYROOM: 10' 12" x 9' 2" (3.35m x 2.79m) Solid wooden floor.



BEDROOM (1): 12' 6" x 10' 1" (3.81m x 3.07m) Mahogany surround fireplace with marble inset and hearth, open fire, solid wooden floor.



First Floor

LANDING: Access to roofspace.

BEDROOM (2): 10' 1" x 9' 1" (3.07m x 2.77m)



BEDROOM (3): 12' 4" x 8' 2" (3.76m x 2.49m) Dual aspect windows, views to Antrim Hills, extensive wall to wall built-in sliding robes.



BEDROOM (4): 8' 6" x 6' 10" (2.59m x 2.08m) Outlook to rear garden.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, p-shaped panelled bath with shower screen, built-in Metric Triton shower unit, uPVC panelled splash back, fully tiled walls, ceramic tiled floor, chrome heated towel rail, extractor fan, uPVC tongue and groove ceiling, hotpress with Worcester gas fired boiler.





## Outside

Front tarmac driveway with off street parking, front garden laid in lawns with mature shrubs and trees. Enclosed rear garden laid in lawns with paved patio areas, garden shed, outhouse.



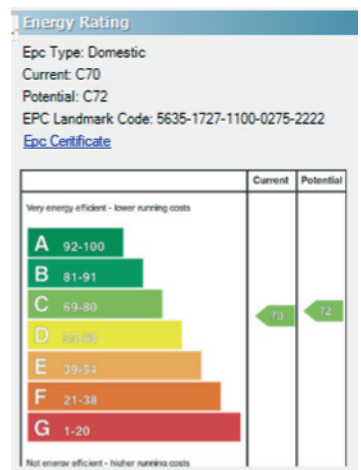
Location: Upper Malone Road.

Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



Sizes And Dimensions Are Approximate. Actual May Vary.

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](http://www.templetonrobinson.com)



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.