



Located on the Upper Malone Road this fabulous family home is therefore most convenient to many leading schools, shopping and recreational facilities as well as benefitting from ease of access to the city centre.

The bright and airy accommodation briefly comprises a generous living room with feature stove, separate dining or family room, contemporary kitchen with integrated appliances and access to the rear, family bathroom and four well-proportioned bedrooms (master with en suite dressing area and shower room). Externally there is good driveway parking leading to a games room (former garage), rear decking, generous front and rear gardens in lawns with excellent views towards the city. Further the property benefits from mains gas heating and double glazing throughout.

Superbly presented throughout we recommend an internal viewing at your earliest convenience.

Offers Over  
£399,500

5 Malone View Park,  
Upper Malone Road,  
Belfast,  
BT9 5PN

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Viewing by  
appointment  
through agent  
028 9066 3030



- Extended and refurbished detached family home in most convenient and desirable location
- Generous and elevated site
- Spacious living room with solid wooden flooring and feature stove
- Separate dining/family room
- Modern fitted kitchen with integrated appliances open plan to casual dining/living area
- Four bedrooms – master with en suite dressing area and shower room
- Family bathroom with contemporary suite and tiling
- Mains gas central heating, double glazed window frames
- Former garage now used as games room



The Property Comprises:

## Ground Floor

Wooden front door and glazed side panel to . . .

RECEPTION HALL: Solid wood floor, shelved cloakroom, access to roofspace.

LIVING ROOM: 19' 11" x 16' 3" (6.07m x 4.95m) Solid wood floor, feature stove.



FAMILY/DINING ROOM: 16' 4" x 12' 11" (4.98m x 3.94m)



KITCHEN/DINING: 23' 3" x 12' 2" (7.09m x 3.71m) Modern fitted kitchen with excellent range of high and low level units, granite work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, twin Bosch oven, microwave and warming drawer, island unit with five ring gas hob, integrated dishwasher, twin bi-folding doors to rear decking and garden.





UTILITY ROOM: Work surface, plumbed for washing machine, porcelain tiled floor.

BATHROOM: Modern white suite comprising low flush wc, vanity unit, free standing, roll top bath, shower cubicle, porcelain tiled floor and part tiled walls.



BEDROOM (1): 13' 0" x 11' 11" (3.96m x 3.63m) Mirror fronted Sliderobes.



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DRESSING ROOM & ENSUITE SHOWER ROOM: 17' 2" x 6' 8" (5.23m x 2.03m) Porcelain tiled floor, low flush wc, vanity unit, chrome heated towel rail, corner shower cubicle, extractor fan.



BEDROOM (2): 13' 5" x 11' 11" (4.09m x 3.63m) Solid wood floor, Sliderobes.



BEDROOM (3): 13' 5" x 9' 5" (4.09m x 2.87m) Solid wood floor.



BEDROOM (4): 10' 0" x 9' 5" (3.05m x 2.87m)



## Outside

Ample driveway parking leading to . . .

GAMES ROOM/FORMER GARAGE: 19' 4" x 15' 7" (5.89m x 4.75m) Light and power, gas boiler.

Generous front and side gardens in lawns with well-stocked beds. Extensive rear decking leading to generous lawn.



**Ground Floor**  
Approx. 180.5 sq. metres (1943.3 sq. feet)



Approx. 30.5 sq. metres (328.3 sq. feet)

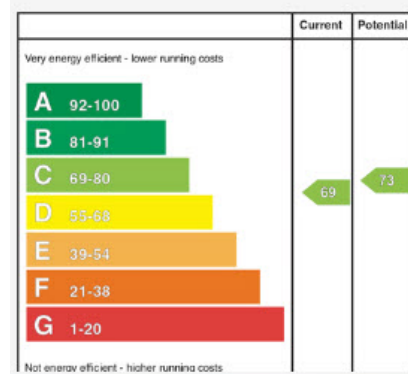
## Location:

Leaving Belfast on the Upper Malone Road turn left into Malone View before the junction with Finaghy Road South.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
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## Energy Rating

Epc Type: Domestic  
Current: C69  
Potential: C73  
EPC Landmark Code: 9391-0420-7579-9081-7906  
[Epc Certificate](#)



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