

190 UPPER MALONE ROAD,
BELFAST, BT17 9JZ



TEMPLETON
ROBINSON



PRICE: OFFERS OVER £1,295,000

Constructed in 2001 this fabulous family home combines a delightful verdant and mature outlook with ease of access to a breadth of amenities including excellent schools, golf and leisure facilities, arterial routes and the many tempting bar-restaurants of the nearby Lisburn Road and City Centre.

The homely accommodation has been tastefully completed throughout with each room affording excellent natural light and a high-spec finish. Extending to approx. 6850 sq ft there are five reception rooms, kitchen with integrated appliances and casual dining area, adjoining ground floor apartment (kitchen open to living room, bedroom and shower room), five bedrooms including master with en suite bathroom and dressing room, bedrooms two and three with en suite shower rooms, family bathroom, games room and library. Externally there are electric entrance gates, generous parking and turning areas, mature natural screening as well as extensive level lawns and terraces, ideal for al fresco relaxing and entertaining.

A true one-off home in a delightful setting we encourage an internal appraisal to appreciate it's many fine features.





- Truly magnificent detached residence on mature level site of 1 acre
 - Approx 6850 sq ft of superbly finished, bright and flexible accommodation
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- Five principle reception rooms on the ground floor
 - Solid wooden kitchen with integrated appliances, granite worktops, island unit and breakfast bar
 - Five generous bedrooms, three with en suite facilities and master with spacious dressing room
 - First floor games room suitable to a range of uses
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- One bedroom self contained annex with own door access suitable for use by relative or as guest accommodation
 - Mains gas central heating, double glazed window frames and high level of insulation throughout
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- Integral garage with twin electric doors, generous driveway parking and turning areas
 - Delightful, mature gardens of around 1 acre with a diverse range of plants, trees and shrubs, level lawns and terraces





THE PROPERTY COMPRISES:

GROUND FLOOR

Double front doors to . . .

POLISHED MARBLE TILED ENTRANCE HALL: Wooden and glazed inner doors to . . .

GRACIOUS RECEPTION HALL: Matching tiled floor, central wooden staircase to first floor, recessed spotlights and uplighters.

CLOAKROOM: Low flush wc.

DRAWING ROOM: 25' 8" x 15' 0" (7.82m x 4.57m) Slate fireplace and hearth with feature stone surround, walnut floor, cornice ceiling, recessed spotlights, door to sun room.

DINING ROOM: 17' 5" x 12' 2" (5.31m x 3.71m) Matching tiled floor, cornice ceiling, recessed spotlights.

LIVING ROOM/OFFICE: 21' 3" x 15' 8" (6.48m x 4.78m) Oak wood floor, cornice ceiling, picture rail, recessed spotlights.

SUN ROOM: 22' 9" x 14' 2" (6.93m x 4.32m) (at widest points, semi circular). Bespoke mosaic tiled floor, door to south facing side terrace and garden, spiral staircase to first floor. Door to . . .

FAMILY ROOM: 22' 2" x 14' 3" (6.76m x 4.34m) Ceramic tiled floor, recessed spotlights, raised gas fire. Open plan to . . .

KITCHEN WITH CASUAL DINING AREA : 19' 3" x 19' 2" (5.87m x 5.84m) (at widest points into bay). Modern fitted kitchen with excellent range of high and low level unit, granite work surfaces, inset single drainer stainless steel sink unit with mixer tap, five ring stainless steel gas hob with Neff extractor fan above, integrated stainless steel Neff double oven, space for American style fridge freezer, display shelving, island unit and breakfast bar, matching tiled floor, granite splash backs, recessed spotlights, door to rear patio and garden.

Door from reception hall to . . .

INNER HALLWAY/GRANNY FLAT: Ceramic tiled floor, storage cupboard, door to rear.

UTILITY ROOM: 10' 3" x 9' 0" (3.12m x 2.74m) Work surfaces, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, door to rear patio and garden.

CLOAKS AREA:

INTEGRAL DOUBLE GARAGE: 24' 7" x 21' 0" (7.49m x 6.4m) Twin electric up and over doors, light and power, BEAM vacuum system, gas boiler, meter cupboard.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled shower cubicle, heated towel rail, ceramic tiled floor, part tiled walls, extractor fan.

LIVING ROOM OPEN PLAN TO KITCHEN: 19' 3" x 15' 7" (5.87m x 4.75m) (at widest points into bay). Modern fitted kitchen with good range of high and low level units, work surfaces, integrated four ring electric hob, integrated microwave, 1.5 bowl single drainer stainless steel sink unit with mixer tap, porcelain tiled floor, part tiled walls, recessed spotlights.

BEDROOM (6): 9' 11" x 9' 0" (3.02m x 2.74m) Matching tiled floor, built-in robes, dressing table and drawers, recessed spotlights.

FIRST FLOOR

MASTER BEDROOM SUITE: 17' 2" x 14' 8" (5.23m x 4.47m) Oak wood floor, cornice ceiling, recessed spotlights, feature corner window.

DRESSING ROOM: 15' 6" x 10' 11" (4.72m x 3.33m) Range of built-in robes with drawers and shelving and hanging rails, matching oak floor, recessed spotlights, radiator and window.

BATHROOM: 14' 3" x 13' 2" (4.34m x 4.01m) Fully tiled modern bathroom suite comprising vanity unit with granite top and inset sink unit, low flush wc, sunken bath with mixer tap and telescopic shower head, walk-in shower cubicle with central shower head and telephone hand shower, extractor fan, recessed spotlights.

LIBRARY: 16' 7" x 12' 0" (5.05m x 3.66m) Oak wood floor, staircase to ground floor sun room, recessed spotlights, feature shelving.

BEDROOM (2): 21' 3" x 14' 11" (6.48m x 4.55m) Built-in robes, drawers and shelving, oak wood floor, recessed spotlights.

ENSUITE SHOWER ROOM: 21' 3" x 14' 11" (6.48m x 4.55m) Fully tiled modern white suite comprising pedestal wash hand basin, corner shower cubicle, low flush wc, heated towel rail, shelving.

LANDING: Walk-in shelved hotpress with Mega Flo water tank and ceramic tiled floor.

BEDROOM (3): 16' 2" x 15' 7" (4.93m x 4.75m) Matching oak wood floor, recessed spotlights, built-in robe, range of built-in robes, overhead shelving.

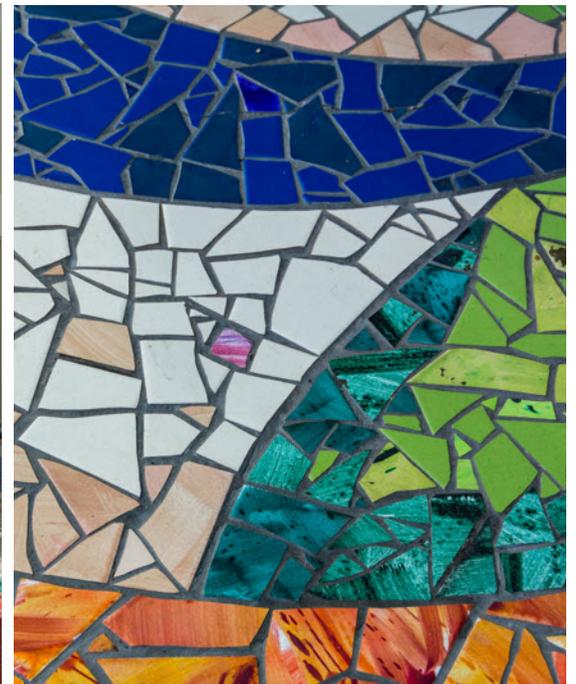
ENSUITE SHOWER ROOM: Fully tiled modern suite comprising low flush wc, pedestal wash hand basin, corner shower cubicle, heated towel rail.

GAMES ROOM: 24' 7" x 21' 2" (7.49m x 6.45m) Matching oak floor, cornice ceiling, recessed spotlights, access to roofspace.

BEDROOM (5): 14' 3" x 10' 0" (4.34m x 3.05m) Matching wood floor.

BATHROOM: 10' 0" x 7' 0" (3.05m x 2.13m) Fully tiled modern white suite comprising corner shower cubicle, low flush wc, pedestal wash hand basin, tiled panelled bath with mixer tap and telescopic hand shower, recessed spotlights, extractor fan.

BEDROOM (4): 14' 3" x 13' 5" (4.34m x 4.09m) Range of built-in robes, dressing table and drawers, matching oak floor, recessed spotlights.











OUTSIDE

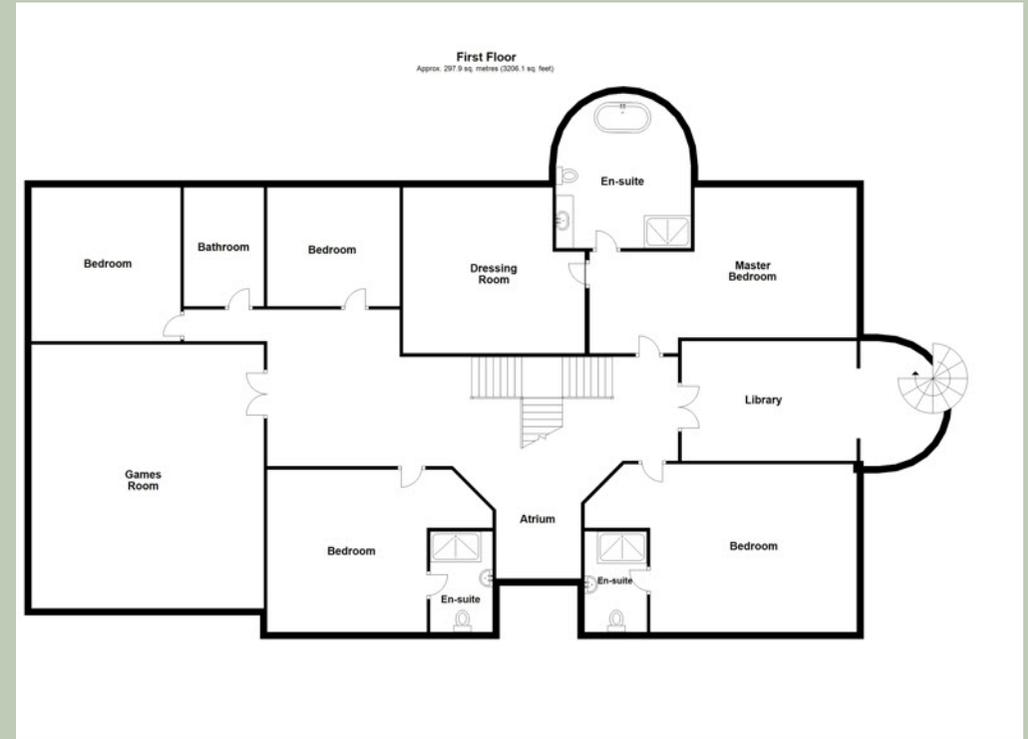
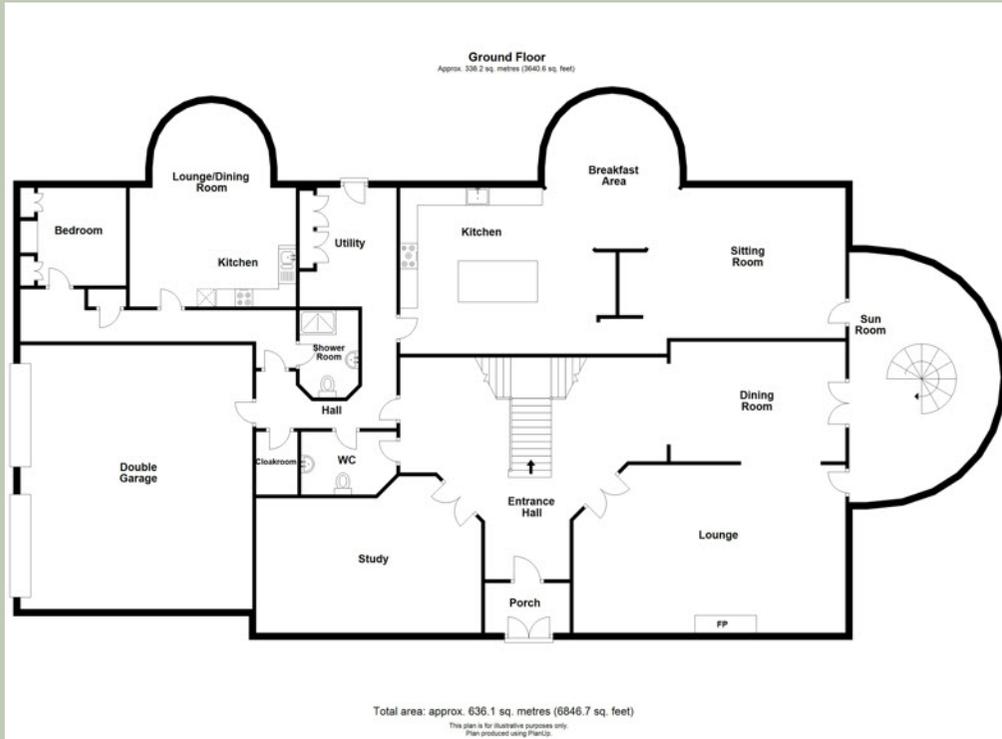
Brick entrance pillars with electric gates to sweeping tarmac driveway lined by paving stones to ample parking and turning areas to the front and side. Extensive level lawns with mature beds providing excellent natural screening, feature outside lighting, south and west facing side and rear terraces.





LOCATION:

Leaving Belfast on the Upper Malone Road the property is on the left hand side after Viewfort Park but before Dunmurry Lane.



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: C71		
Potential: C74		
EPC Landmark Code: 0699-0037-0255-7301-3954		
Epc Certificate		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	71	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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