



A spacious 2500 sq ft, split level detached bungalow situated on a super sized site in a prime location just off the Upper Malone Road in South Belfast and walking distance of Lagan Valley Regional Park. The property is bright and spacious with the reception rooms overlooking the delightful south facing rear gardens.

The accommodation comprises; spacious lounge with feature fireplace, modern fitted kitchen with dining area open plan to sitting room with access to rear garden via patio doors. There is a separate utility room with access to integral double garage. There are four well proportioned bedrooms (master with ensuite shower room) and modern bathroom. The property benefits from gas heating, double glazed windows, beautiful landscaped gardens to the front and rear in lawns, bushes and trees with boundary wall and entrance gates, driveway parking and integral garage.

We are confident that purchasers will be impressed with this modern home on internal inspection.

Offers Over
£545,000

11 Old Coach Road,
Belfast,
BT9 5PR

Viewing by
appointment
through agent
028 9066 3030



- 2500 sq ft, Split Level, Detached Bungalow on Super Landscaped Site in Prime Upper Malone Road Location
- Close to Many Local Amenities in the Area Including Shops, Restaurants, Cafes and Parks
- Spacious Entrance Hall
- Lounge with Feature Fireplace
- Fabulous Modern Fitted Kitchen Open Plan to Dining Room and Sitting Room
- Separate Utility Room
- Four Well Proportioned Bedrooms (Master with Ensuite Shower Room)
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Driveway Parking and Integral Garage
- Beautiful Landscaped Gardens to the Front and Rear with Bushes and Trees and Rear Paved Patio Area
- Superb Convenient Location Just off the Upper Malone Road Close to Lady Dixon Park and Malone Golf Club

The Property Comprises:

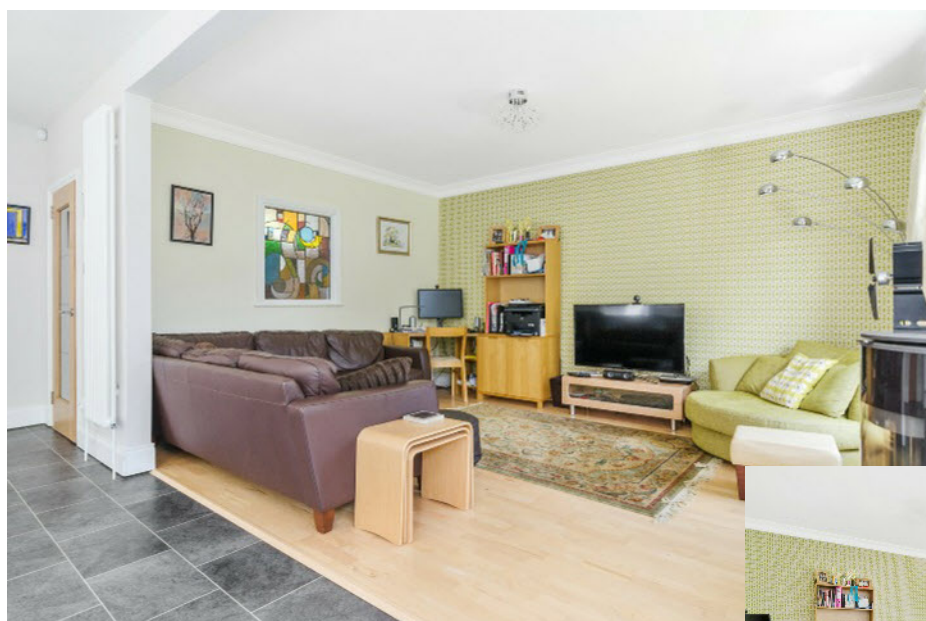
Ground Floor

Hardwood front door with glazed fan light to . .

ENTRANCE HALL: Oak floor, cloaks cupboard, stained glass window.



SITTING ROOM: 15' 7" x 12' 3" (4.75m x 3.73m) (at widest) Laminate wood effect floor, wood burner.



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Open plan to . . .

MODERN FITTED KITCHEN OPEN TO DINING ROOM: 21' 6" x 19' 3" (6.55m x 5.87m) (at widest points) High gloss range of high and low level units, stone work surfaces, integrated Neff double ovens, 1.5 bowl stainless steel sink unit, stone drainer, space for American fridge freezer, integrated wine rack, integrated dishwasher, island unit with units, stone work surfaces, Whirlpool hob, stainless steel extractor fan, Velux windows. Sliding door to rear.



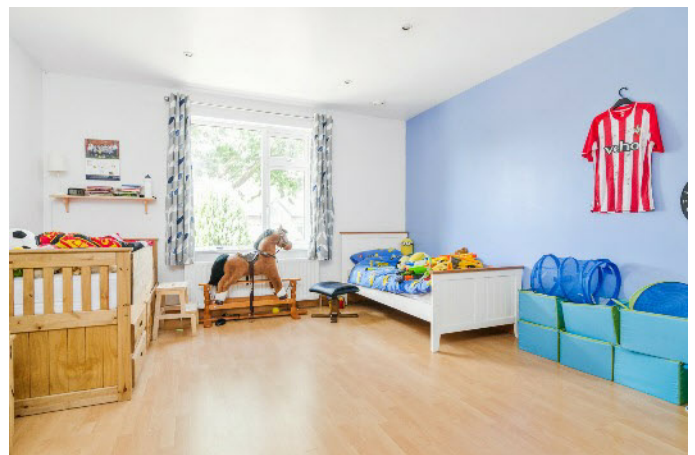
UTILITY ROOM: 10' 9" x 5' 10" (3.28m x 1.78m) (at widest points) Worksurfaces, old Belfast style sink units, hardwood door and glazing to side. Service door to garage.

LOUNGE: 18' 7" x 18' 5" (5.66m x 5.61m) Wood floor, fireplace with marble inset and tiled hearth, gas fired wood burner.



INNER HALL: Walk-in airing cupboard.

BEDROOM (2): 14' 8" x 13' 9" (4.47m x 4.19m) Laminate wood effect floor, low voltage spotlights.



BEDROOM (3): 12' 6" x 9' 10" (3.81m x 3m) (at widest points) Wood floor, low voltage spotlights.

MODERN BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle, vanity unit and wash hand basin, bath inset in tiling with hand shower, fully tiled walls, tongue and groove ceiling, low voltage spotlights, heated towel rail.

Lower Level

HALL: Wooden floor.

MASTER BEDROOM: 16' 3" x 13' 9" (4.95m x 4.19m) Low voltage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, fully tiled shower cubicle with drencher showerhead, vanity unit and wash hand basin, tiled walls, ceramic tiled floor, heated towel rail.



First Floor

LANDING: Built-in robes with mirrored door, storage in eaves.

BEDROOM (4): 16' 3" x 12' 2" (4.95m x 3.71m) (at widest)



Outside

Entrance gates to paved parking area to . . .

INTEGRAL DOUBLE GARAGE: 18' 2" x 17' 3" (5.54m x 5.26m) (at widest points) Up and over door, power and light, gas boiler.

Front gardens in lawns with bushes and trees, boundary red brick wall.

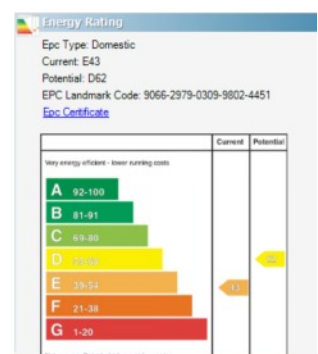
Private landscaped rear gardens in lawns with boundary hedging, paved path and sun terrace.



Location:

From Upper Malone Road turn left into Old Coach Road and the house is on the right hand side.

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



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