



10 Olde Forge Manor,  
Malone,  
BELFAST,  
BT10 0HY

Offers Over  
£695,000

Viewing by  
appointment with  
& through agent  
028 90 663030



A beautifully presented and extended, detached in a prime residential location off the Upper Malone Road, walking distance of Lady Dixon Park. The property is modern and has been finished to a high level of specification throughout and offers ideal family accommodation with everyday living space and formal entertainment rooms.

The accommodation comprises; entrance hall with cloakroom/wc, drawing room with feature fireplace, open plan to formal dining. Extended, modern fitted kitchen with casual living/ dining room and access to rear garden. There is an everyday sitting room/ home office which could be a downstairs bedroom if required. There are five well

proportioned bedrooms, principal bedroom with ensuite and modern family bathroom.

The property benefits from uPVC double glazed windows and oil fired central heating. There are excellent sized, rear gardens in lawns with southerly aspect and mature hedging and two separate patio areas and wooden shed. There is tarmac driveway parking for several cars to the front with lawns, bushes and mature trees and integral double garage.

Ideal family accommodation, beautifully presented and complimented by delightful surrounding gardens. We expect demand to be high for this fabulous home.



- **Extended Detached Property with Five Bedrooms and Delightful, Mature and Landscaped Gardens**
  - **Entrance Hall with Cloakroom/wc**
  - **Drawing Room Open Plan to Formal Dining**
- **Modern Fitted Kitchen Open Plan to Casual Living/Dining Area Ideal for Family Requirements, Access to Rear Garden**
  - **Home Office/Downstairs Bedroom/Sitting Room**
  - **Five Well Proportioned Bedrooms, One with Ensuite Shower Room**
    - **Modern Bathroom**
    - **Oil Heating / Double Glazed Windows**
- **Excellent Sized Surrounding Gardens with Southerly Aspect to the Rear in Lawns with Mature Trees and Beds, Paved Patio Areas**
  - **Parking for Several Cars to the Front and Integral Double Garage**
- **Quiet and Convenient Location Close to Many Local Amenities in The Area Including; Schools, Public Transport, Shops and Restaurants/Cafes/Bars**

The Property Comprises:

## Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Parquet floor, under stairs storage.

CLOAKROOM:

WC: Low flush wc, wash hand basin, heated towel rail, parquet floor, extractor fan.

DRAWING ROOM: 23' 6" x 11' 11" (7.16m x 3.63m) (at widest points). Marble fireplace with cast iron inset and tiled hearth, gas coal effect fire, sanded and varnished floor boards, cornice ceiling.



Open plan to . . .

FORMAL DINING ROOM: 12' 6" x 10' 4" (3.81m x 3.15m) (at widest points). Sanded and varnished floor boards, cornice ceiling.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING & LIVING ROOM: 37' 0" x 12' 9" (11.28m x 3.89m) (at widest points). Range of high and low level units, quartz work surfaces and drainer, part wooden work surfaces, Quooker tap, integrated fridge, integrated dishwasher, larder type cupboard, range cooker and five ring gas hob, stainless steel extractor fan over, part tiled walls, ceramic tiled floor, part wooden floor, low voltage spotlights, double uPVC doors to rear.



HOME OFFICE/SITTING ROOM: 12' 10" x 11' 8" (3.91m x 3.56m) Built-in pine desk, shelves and storage.



First Floor

LANDING: Hotpress, access to two roofspaces.

BEDROOM (1): 16' 5" x 12' 3" (5m x 3.73m) (at widest points). Range of built-in robes and storage, dressing table.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, low voltage spotlights, extractor fan.



BEDROOM (2): 12' 4" x 10' 9" (3.76m x 3.28m) Range of built-in robes and storage, desk, vanity unit with wash hand basin, wooden floor.



BEDROOM (3): 12' 1" x 10' 9" (3.68m x 3.28m) Range of built-in robes and storage.



BEDROOM (4): 10' 4" x 8' 5" (3.15m x 2.57m) Wooden floor, built-in robes.



BEDROOM (5): 13' 3" x 7' 6" (4.04m x 2.29m) Wooden floor, built-in robes.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with power shower over, fully tiled walls, ceramic tiled floor.



#### Outside

Mature front gardens in lawns with well stocked beds, bushes and mature trees. Excellent driveway parking for several cars to . . .

INTEGRAL DOUBLE GARAGE: 19' 11" x 17' 7" (6.07m x 5.36m) (at widest points). Electric up and over door, space for fridge freezer, oil fired boiler, plumbed for washing machine, space for tumble dryer, tap.

Delightful south facing rear gardens with excellent sized lawns, various paved paths, patio terrace, mature trees, beds in shrubs, trees and bushes. Greenhouse and wooden shed.



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Floor 2



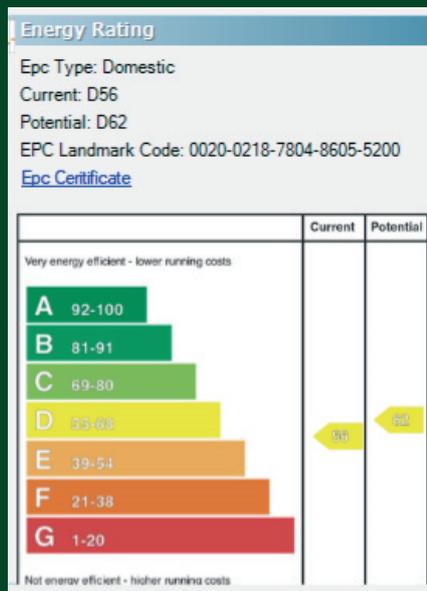
Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

### Location:

From Upper Malone Road roundabout take Upper Malone Road past Dub stores and Finaghy Road South and Olde Forge Manor is on the right hand side.





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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