



15 Upper Malvern Crescent, Off Cairnshill Road, Four Winds, Belfast, BT8

6TW
Asking Price £260,000

Set within one of the Four Winds premier residential locations, Upper Malvern Crescent is an exceptionally popular and convenient development perfectly positioned and ideal for those looking for that bit extra with the hard work already done now offering family size accommodation. This particular house type is both bright and spacious, and although a semi detached, it offers superb space normally associated with detached homes, consisting of 4 well proportioned bedrooms, master with en-suite shower room, main bathroom a spacious lounge, modern fitted kitchen which is open to the family dining area, and completing the accommodation is a very handy utility room, with the added bonus of a ground floor w.c.

Positioned close to many amenities, including leading schools, shopping facilities, bus routes & arterial routes. Well maintained, an early viewing is essential, as properties of this calibre, and those already extended rarely come onto the market for sale.

- Extended and substantial family size semi detached home
- Master bedroom with large en-suite shower room
- Kitchen open to family dining area
- Utility room & ground floor w/c
- End of cul de sac position
- Four well proportioned bedrooms (Potential for 5th dividing bedroom 2)
- Two separate reception rooms
- 1st floor family bathroom
- Gas central heating/ double glazed windows
- Tarmac driveway with off street parking for 3 cars

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		70	72

EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Laminate flooring, under stairs storage.

Lounge 15'6 x 14'1 (4.72m x 4.29m)



Tiled fireplace with raised tiled hearth.

Extended living room 14'5 x 12'2 (4.39m x 3.71m)



Kitchen / dining area 11'3 x 10'9 (3.43m x 3.28m)



Full range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, cooker and fridge freezer space, open to dining area.

Dining area 11'3 x 10'9 (3.43m x 3.28m)



Double glazed French doors to the rear gardens.

Utility room 11'8 x 6'5 (3.56m x 1.96m)



Gas boiler. Plumbed for washing machine.

Ground floor w/c



Comprising low flush w/c, wash hand basin, extractor fan.

1st floor

Bedroom 11'4" x 9'2" (4.32m x 2.79m)



Built in robes.

En-suite



Comprising corner shower cubicle with pvc panelled walls, chrome thermostatically controlled shower unit, low flush w/c wash hand basin with storage below, recessed spotlights, part tiled walls.

Bedroom 2 24'6 x 11'8 (7.47m x 3.56m)



Large 2nd bedroom that could also be divided to make a potential 5th bedroom. Laminate flooring, recessed spotlights.

Bedroom 2 additional image

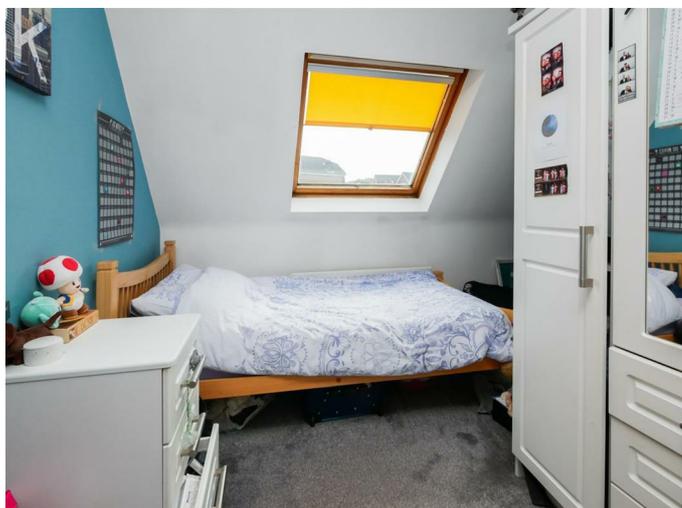


Bedroom 3 11'4 x 7'5 (3.45m x 2.26m)



Laminate flooring.

Bedroom 4 9'8 x 7'2 (2.95m x 2.18m)



Additional recess. Roof window.

Bathroom



White suite comprising wood panelled bath, mixer taps with telephone hand shower, low flush w/c wash hand basin with storage below, fully tiled walls, recessed spotlights, storage in the former hot press.

Outside

Tarmac driveway to the front with off street parking for 3 cars.

Rear gardens

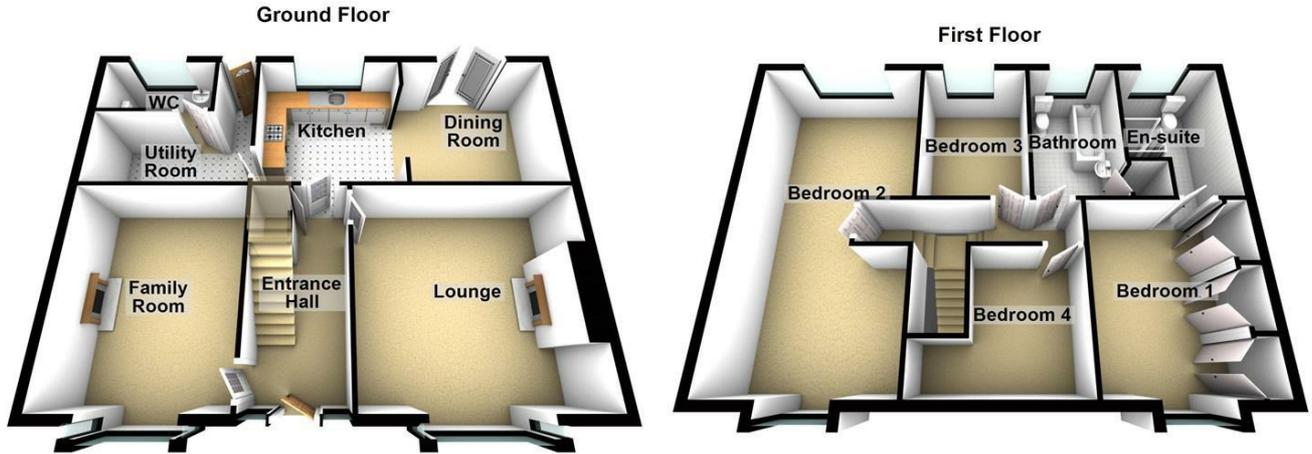


Enclosed low maintenance rear gardens with flagged patio and decking areas. additional side patio with side gate access. raised flowerbeds.

Additional rear garden image

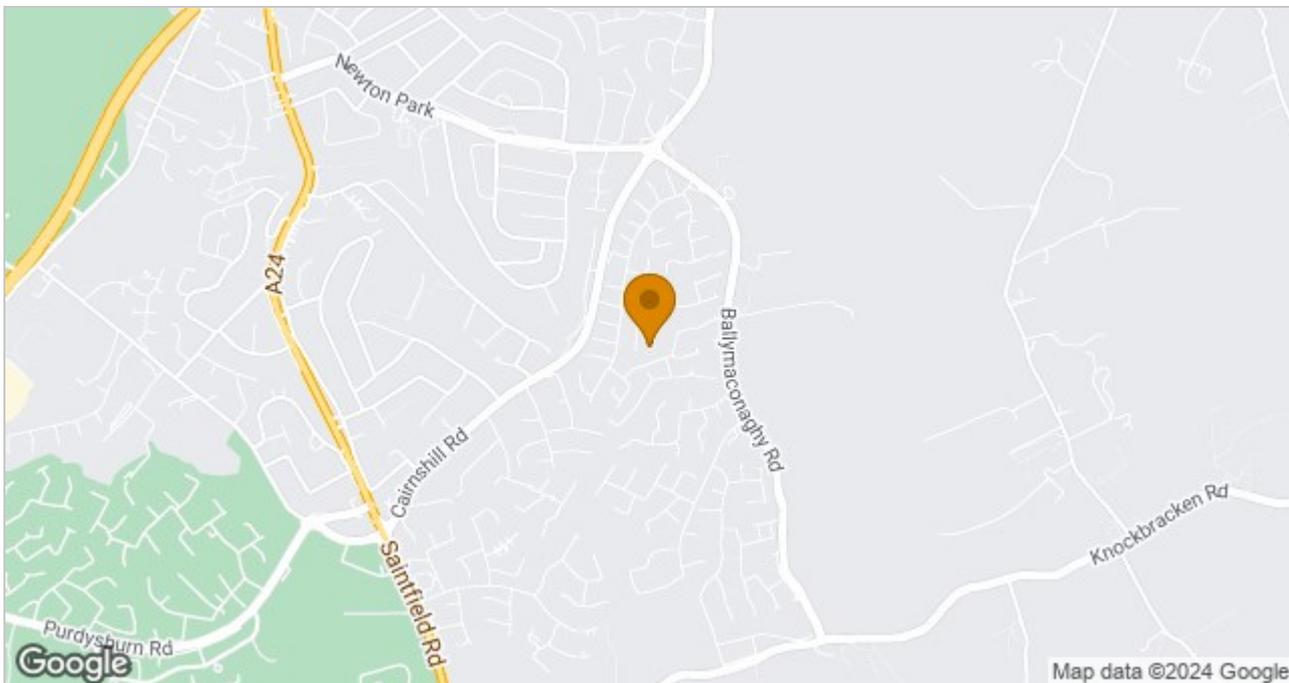


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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