



31 Upper Malvern Road, Cairnshill road, Belfast, BT8 6XN

Asking Price £174,950

Well maintained throughout, 37 Upper Malvern Road is located in the ever popular and convenient 'Four Winds' area of South East Belfast, that offers ease of access to many amenities that include the local shops off Newton Park, Forestside Shopping Centre, leading schools, both primary and post primary and the Cairnshill Park & Ride.

Internally the accommodation comprises, lounge open to dining room, fitted kitchen and an extension to the rear providing a rear hallway and downstairs w/c. Upstairs there are three bedrooms and white shower suite and the property also benefits from a gas heating system and double glazing.

This home is positioned on a corner site and with gardens front and side and off street parking to the rear.
An excellent home in a popular residential location.

- Extended Semi Detached Home
- Lounge Open to Dining Room
- Downstairs W/C
- Gas Heating
- Large Side Garden
- Three Bedrooms
- Fitted Kitchen
- Shower Suite on First floor
- Double Glazing
- Off Street Parking To Rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
EU Directive 2002/91/EC		

Entrance Hall

Pvc glass panelled front door to entrance hall.

Lounge 24'3 x 11'4 (7.39m x 3.45m)



At widest points. Laminate flooring.



Fitted Kitchen 9'7 x 7'2 (2.92m x 2.18m)



Full range of high and low level units. Formica work surfaces. Single drainer stainless steel sink. Plumbed for automatic washing machine.

Rear Hallway

Access to side garden laid in lawn.

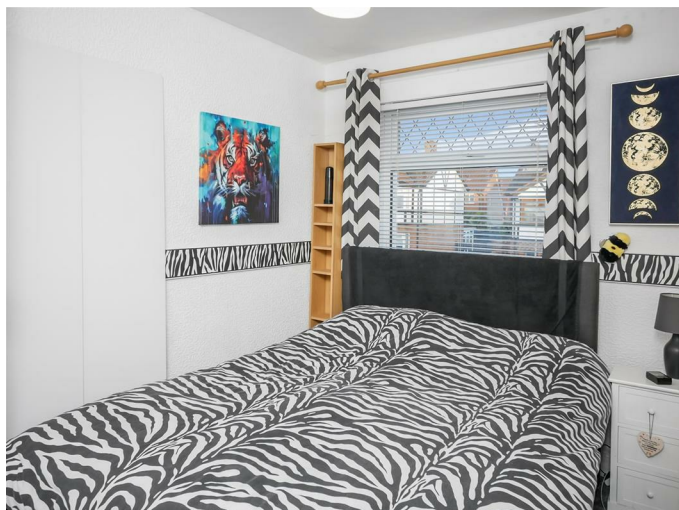
Down-stairs w.c



Low flush w.c, pedestal wash hand basin.

First Floor

Bedroom One 11'4 x 7'4 (3.45m x 2.24m)



Bedroom Two 11'8 x 8'5 (3.56m x 2.57m)



Bedroom Three 8'3 x 6'9 (2.51m x 2.06m)



(at widest points)

White Shower Suite



Comprising corner shower cubicle with Mira shower unit, pedestal wash hand basin, low flush w.c pvc panelling, pvc ceiling.
Hotpress

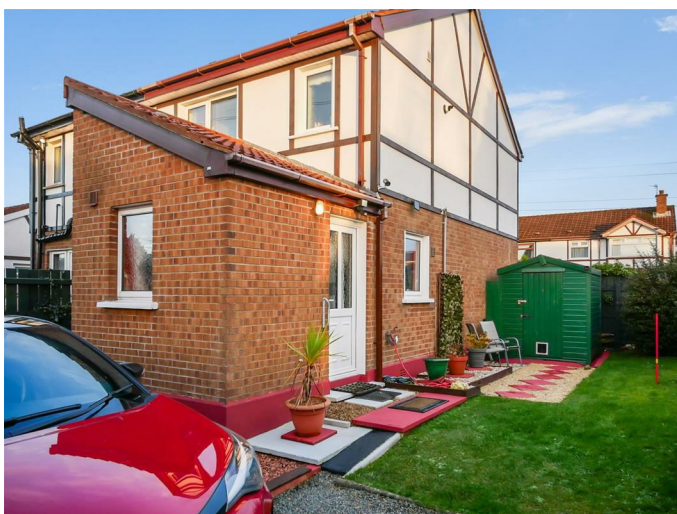
Outside Front

Front garden laid in lawn range of plants and shrubs, Pathway to entrance.

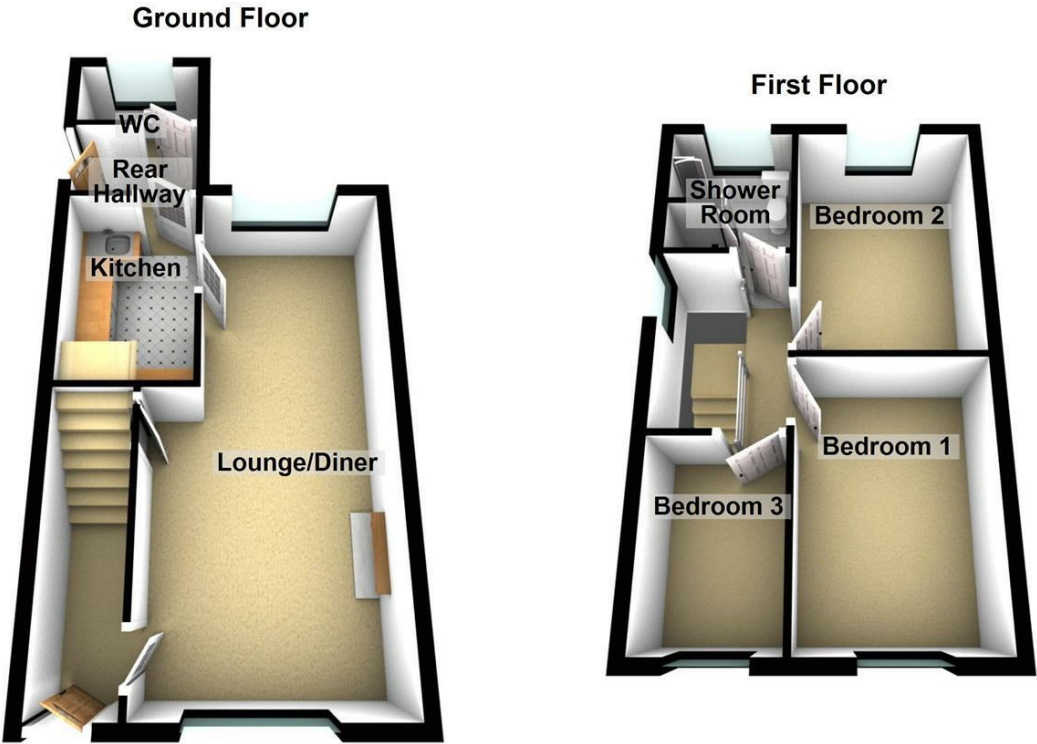
Side & Rear



Enclosed side garden laid in lawns with flagged patio area, bordered by timber fencing. Off street parking to rear.

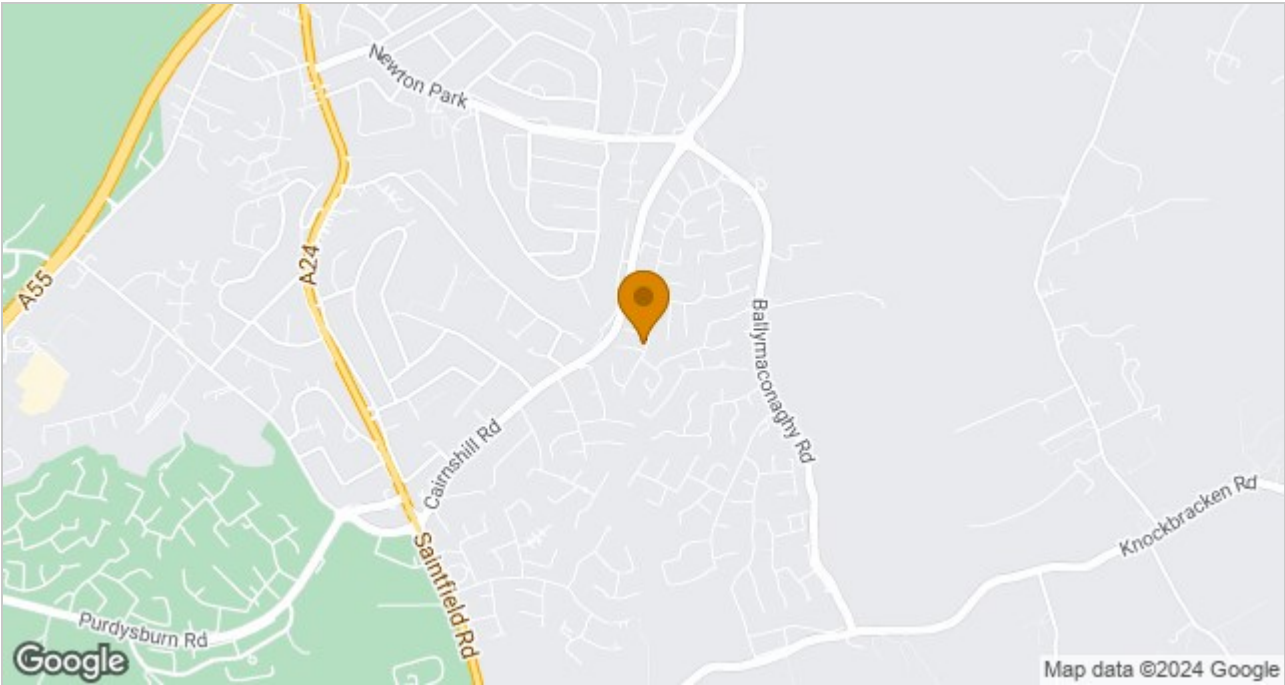


Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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