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7 Old Forge Manor

Belfast
BT10 0HY

Offers In Region Of £595,000

7 OLD FORGE MANOR, BT10 0HY

- **Superb Detached Home Off Upper Malone Road**
- **Four/Five Bedrooms (Principal Ensuite)**
- **Lounge With Feature Fireplace**
- **Modern Fully Fitted Kitchen With Breakfast Bar Open To Ample Dining & Living Area With Access To Rear**
- **Family Bathroom | Ground Floor WC/Cloakroom**
- **Home Office | Study**
- **Gym | Utility Room**
- **Oil Fired Central Heating | Double Glazed Windows**
- **Private Easily Maintained Gardens And Extensive Driveway Parking**
- **Convenient Location Close To Transport Links And Parks**

This beautifully presented, extended detached home is located in a sought-after residential area just off the Upper Malone Road.

Only a short walk from Sir Thomas and Lady Dixon Park, Mary Peters Track and Malone and Dunmurry Golf Clubs, this modern property is finished to a high standard throughout and offers exceptional family living with both spacious everyday living areas and formal entertainment spaces.

The accommodation includes a welcoming entrance hall with a WC/cloakroom, a large living room with a fireplace, and a spacious kitchen that flows into an open-plan dining and sunroom area. The ground floor also features a home office and a gym.

Upstairs, you'll find four generously sized bedrooms, including a principal suite with an ensuite shower room, as well as a contemporary family bathroom. Additional benefits include uPVC double glazing and oil-fired central heating.

Externally there is a private, landscaped rear garden with artificial grass perfect for a young family and to the front, there is ample driveway parking for several vehicles, along with neatly manicured lawns.

This charming family home, complemented by the lovely surrounding gardens, is sure to attract strong interest.







PROPERTY COMPRISES

Composite front door with glazed inset leading to...

RECEPTION HALL Oak wooden floor. Built-in cloakroom.

WC / CLOAKROOM White suite comprising low flush wc, pedestal wash hand basin with chrome mixer taps.

LOUNGE 23' 3" x 11' 8" (7.09m x 3.58m) Cornice ceiling, ceiling rose. Limestone surround fireplace with gas fire.

KITCHEN 21' 5" x 20' 2" (6.55m x 6.17m) Modern high gloss fully fitted kitchen with excellent range of high and low level units with laminate work surfaces, built-in Rangemaster Kenwood cooker with five ring hob, extractor fan above, single drainer stainless steel sink and a half bowl sink unit with mixer taps. Low voltage spotlights, built-in wine cooler. Ceramic tiled floor, built-in breakfast bar. uPVC double glazed access door to rear garden. Service door to garage/utility. Open to ample dining area, open through to:

SUN ROOM 18' 6" x 11' 1" (5.66m x 3.38m) Ceramic tiled floor, uPVC double glazed French doors to rear garden. Low voltage spotlights.

UTILITY ROOM Range of high and low level units, laminate work surfaces, stainless steel sink unit, mixer taps, plumbed for washing machine. Oil fired boiler.





GYM 14' 6" x 11' 5" (4.42m x 3.48m) uPVC double glazed French doors to garden.

HOME OFFICE / STUDY 8' 5" x 8' 5" (2.57m x 2.57m) Laminate floor. uPVC double glazed sliding door to front.

LANDING Cornice ceiling. Hot press with copper cylinder, Willis type immersion heater, shelving above. Access to roof space.

PRINCIPAL BEDROOM 12' 0" x 10' 11" (3.68m x 3.33m) Built-in mirror fronted sliding robes.

ENSUITE White suite comprising low flush wc, vanity unit with mixer taps and built-in cabinet below. Walk-in shower cubicle with Mira Decor electric shower unit with additional attachment. Porcelain tiled floor, fully tiled walls. Heated towel rail.

BEDROOM 12' 2" x 10' 7" (3.71m x 3.23m) Built-in mirror sliding robe.

BEDROOM 11' 6" x 10' 7" (3.53m x 3.23m) Built-in mirror fronted sliding robe.

BEDROOM 11' 1" x 8' 2" (3.38m x 2.49m)

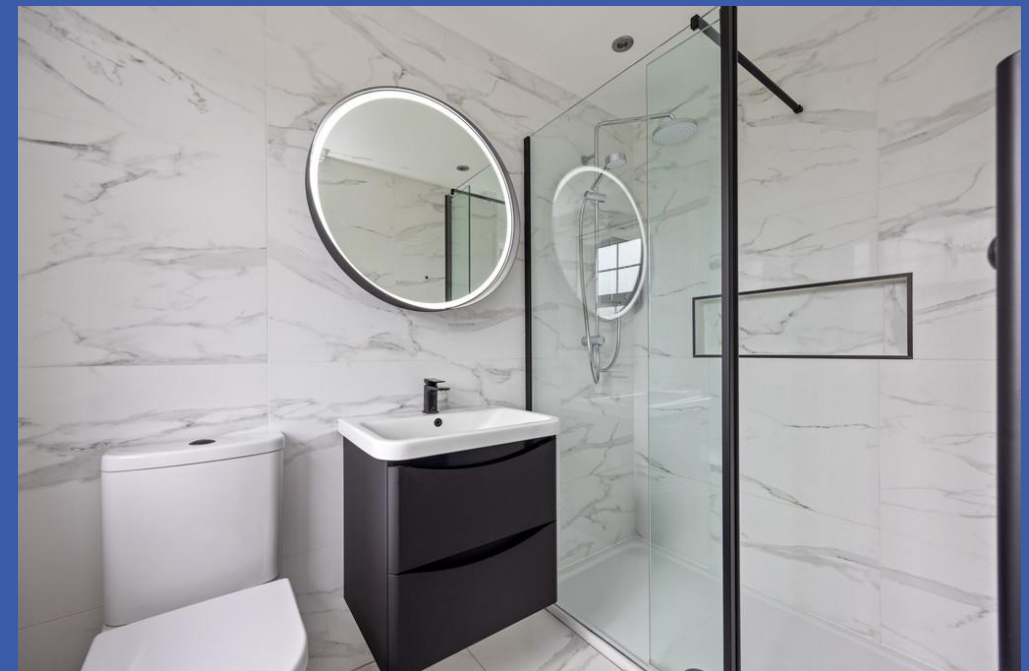




BATHROOM White suite comprising low flush wc, vanity unit with mixer taps, tiled bath with Mira Decor electric shower unit. Terrazzo stone tiled floor, heated towel rail, low voltage spotlights.

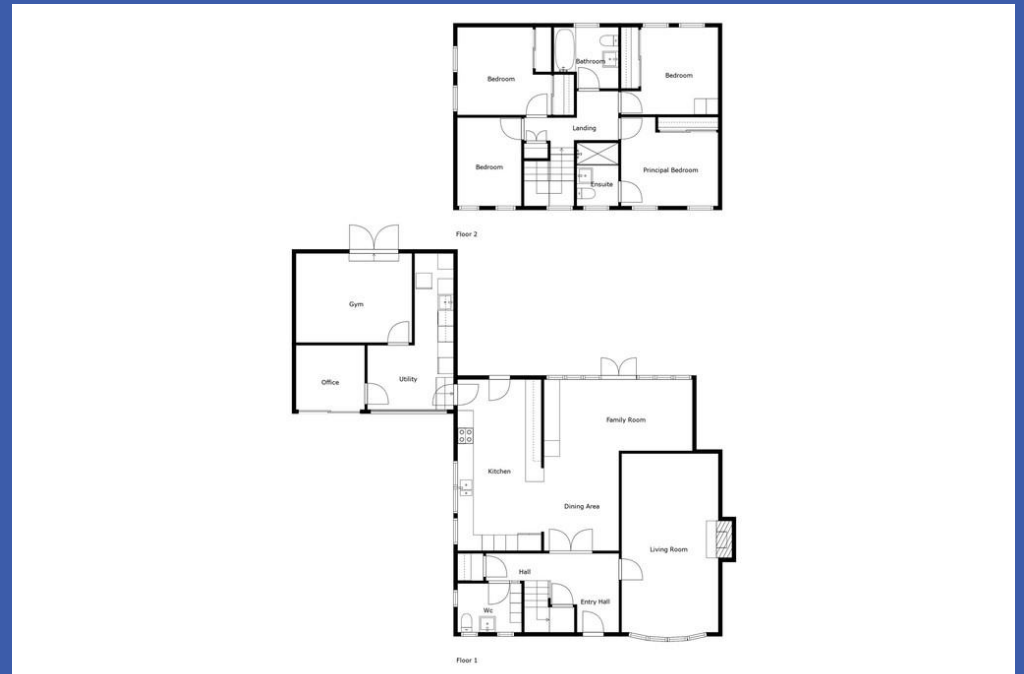
OUTSIDE Front garden laid in lawns with tarmac driveway with ample parking.

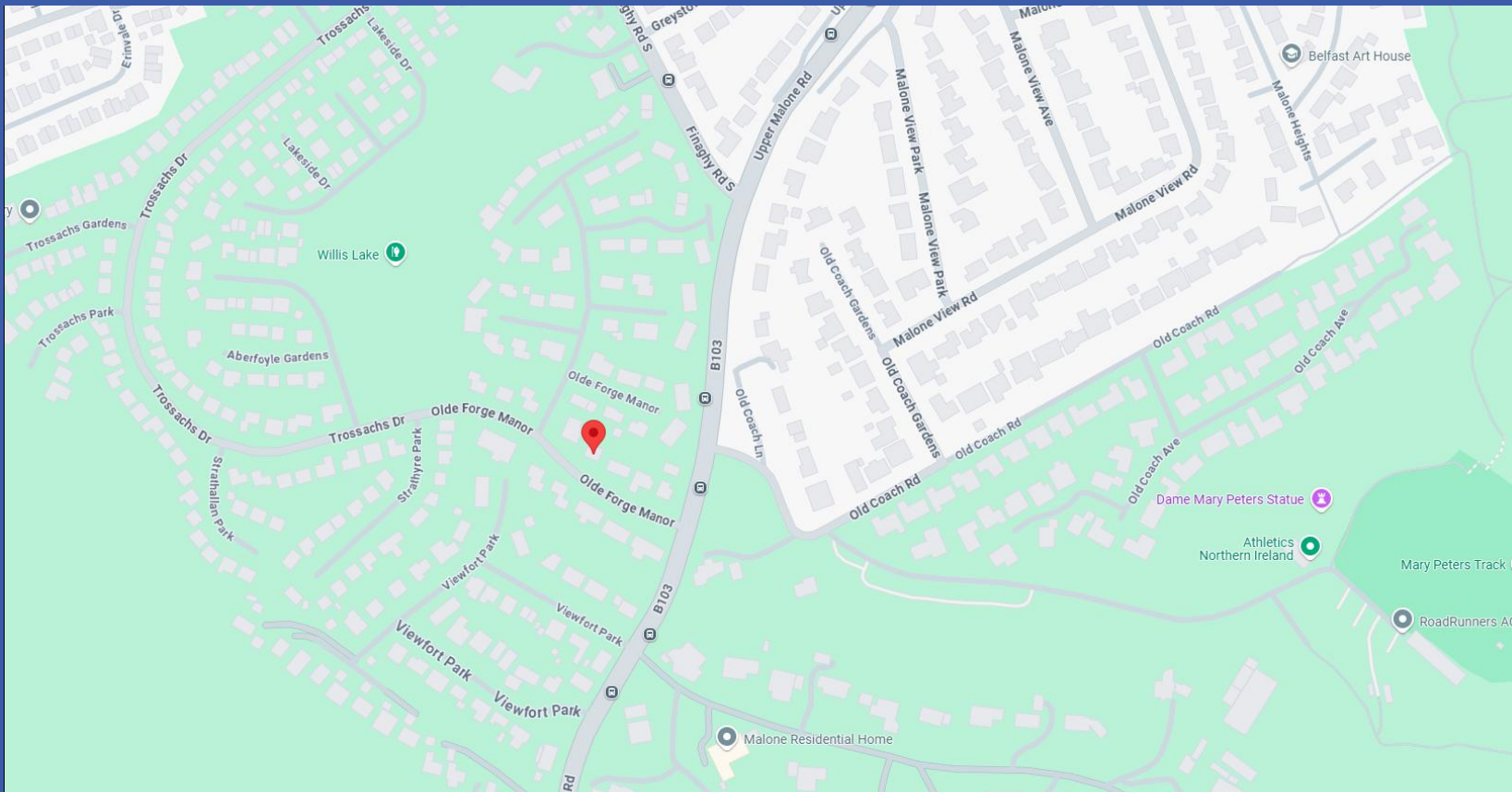
Landscaped rear garden with extensive paved patio area ideal for barbecuing and outdoor entertaining. Artificial grass for children at play. Oil PVC Storage tank.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	46 E
21-38	F		
1-20	G		



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