



190 Upper Malone Road

Belfast, BT17 9JZ

Offers Over: £1,650,000

SimonBrien



190 Upper Malone Road, Dunmurry





## KEY FEATURES

Magnificent Detached Family Residence Constructed 2001  
Beautifully Proportioned and Exceptionally well presented accommodation extending to 6850 sq ft  
Five Bedrooms  
Five Reception Rooms  
High Quality Kitchen with Range of Appliances and Central Island  
Family Bathroom and Three Ensuite Shower Rooms  
First Floor Games Room and Library  
One Bedroom Self Containing Annex with Own Door Access  
Utility Room  
Integral Garage and Generous Parking  
Gas Fired Central Heating  
Double Glazing  
Delightful Mature Site extending to 1 acre  
Popular and Convenient Location close to all local amenities, transport networks, golf and leisure facilities  
Viewing by Private Appointment

## SUMMARY

Exceptionally well positioned in one of South Belfast's most sought after residential locations 190 Upper Malone Road is perfectly situated enjoying close proximity to all local amenities, excellent schooling, the bustling Lisburn Road, Belfast City Centre, and main transport routes, as well as social and recreational amenities within the immediate area.

The property is attractive from an external appraisal, and has exceptionally well appointed and beautifully presented accommodation extending to 6850 Sq Ft, providing a layout of five bedrooms, five reception rooms, high quality kitchen, family bathroom and three ensembles. In addition there is a one bedroom self-contained own door annex, games room and library

Externally, the property is positioned on an exceptional mature 1 acre site accessed via electric gates with generous driveway parking, and integral garage.

Likely to be of interest to the growing family in today's market, viewing of this magnificent property is by private appointment through our South Belfast office on 028 9066 8888.



**Polished Marble Tiled Entrance Hall**

Wooden and glazed inner doors to

**Gracious Reception Hall**

Matching tiled floor, central wooden staircase to first floor, recessed spotlighting and uplighters.

**Cloakroom**

Low flush WC

**Drawing Room**

**25'8" x 15' (7.82m x 4.57m)**

Slate fireplace and hearth with feature stone surround, walnut floor, cornice ceiling, recessed spotlights, door to sun room.

**Living Room/Office**

**21'3" x 15'8" (6.48m x 4.78m)**

Oak wood floor, cornice ceiling, picture rail, recessed spotlights.

**Sun Room**

**22'9" x 14'2" (6.93m x 4.32m)**

(at widest points, semi circular). Bespoke mosaic tiled floor, door to south facing side terrace and garden, spiral staircase to first floor. Door to ...

**Family Room**

**22'2" x 14'3" (6.76m x 4.34m)**

Ceramic tiled floor, recessed spotlights, raised gas fire. Open plan to ...





#### **Kitchen with Casual Dining Area**

**19'3" x 19'2" (5.87m x 5.84m)**

(at widest points into bay). Modern fitted kitchen with excellent range of high and low level unit, granite work surfaces, inset single drainer stainless steel sink unit with mixer tap, five ring stainless steel gas hob with Neff extractor fan above, integrated stainless steel Neff double oven, integrated Quooker, American style fridge freezer, display shelving, island unit and breakfast bar, matching tiled floor, granite splash backs, recessed spotlights, door to rear patio and garden. Door from reception hall to ...

#### **Inner Hallway/Granny Flat**

Ceramic tiled floor, storage cupboard, door to rear.

#### **Utility Room**

**10'3" x 9' (3.12m x 2.74m)**

Work surfaces, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, door to rear patio and garden.

#### **Cloaks Area**

#### **Integral Double Garage**

**24'7" x 21' (7.5m x 6.4m)**

Twin electric up and over doors, light and power, BEAM vacuum system, gas boiler, meter cupboard.

#### **Shower Room**

White suite comprising low flush wc, pedestal wash hand basin, tiled shower cubicle, heated towel rail, ceramic tiled floor, part tiled walls, extractor fan.

#### **Living Room Open Plan to Kitchen**

**19'3" x 15'7" (5.87m x 4.75m)**

(at widest points into bay). Modern fitted kitchen with good range of high and low level units, work surfaces, integrated four ring electric hob, integrated microwave, 1.5 bowl single drainer stainless steel sink unit with mixer tap, porcelain tiled floor, part tiled walls, recessed spotlights.

#### **Bedroom 6**

**9'11" x 9' (3.02m x 2.74m)**

Matching tiled floor, built-in robes, dressing table and drawers, recessed spotlights.

#### **First Floor**

#### **Master Bedroom Suite**

**17'2" x 14'8" (5.23m x 4.47m)**

Oak wood floor, cornice ceiling, recessed spotlights, feature corner window.

#### **Dressing Room**

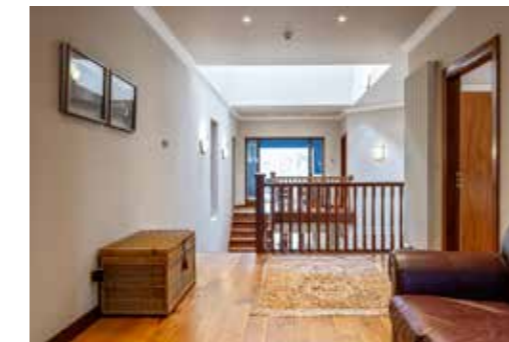
**15'6" x 10'11" (4.72m x 3.33m)**

Range of built-in robes with drawers and shelving and hanging rails, matching oak floor, recessed spotlights, radiator and window.

#### **Master Ensuite**

**17'2" x 14'8" (3.97m x 4.45m)**

Range of built-in robes with drawers and shelving and hanging rails, tiled flooring, underfloor heating, heated towel rails, recessed spotlights and window.



**Library****16'7" x 12' (5.05m x 3.66m)**

Oak wood floor, staircase to ground floor sun room, recessed spotlights, feature shelving.

**Bedroom 2****21'3" x 14'11" (6.48m x 4.55m)**

Built-in robes, drawers and shelving, oak wood floor, recessed spotlights.

**Ensuite Shower Room**

Fully tiled modern white suite comprising pedestal wash hand basin, corner shower cubicle, low flush wc, heated towel rail, shelving.

**Landing**

Walk-in shelved hotpress with Mega Flo water tank and ceramic tiled floor.

**Bedroom 3****16'2" x 15'7" (4.93m x 4.75m)**

Matching oak wood floor, recessed spotlights, built-in robe, range of built-in robes, overhead shelving.

**Ensuite Shower Room**

Fully tiled modern suite comprising low flush we, pedestal wash hand basin, corner shower cubicle, heated towel rail.

**Games Room****24'7" x 21'2" (7.5m x 6.45m)**

Matching oak floor, cornice ceiling, recessed spotlights, access to rootspace.

**Bedroom 5****14'3" x 10' (4.34m x 3.05m)**

Matching wood floor.

**Bathroom**

Fully tiled modern white suite comprising corner shower cubicle, low flush wc, pedestal wash hand basin, under floor heating, recessed spotlights, extractor fan.

**Bedroom 4****14'3" x 13'5" (4.34m x 4.1m)**

Range of built-in robes, dressing table and drawers, matching oak floor, recessed spotlights.



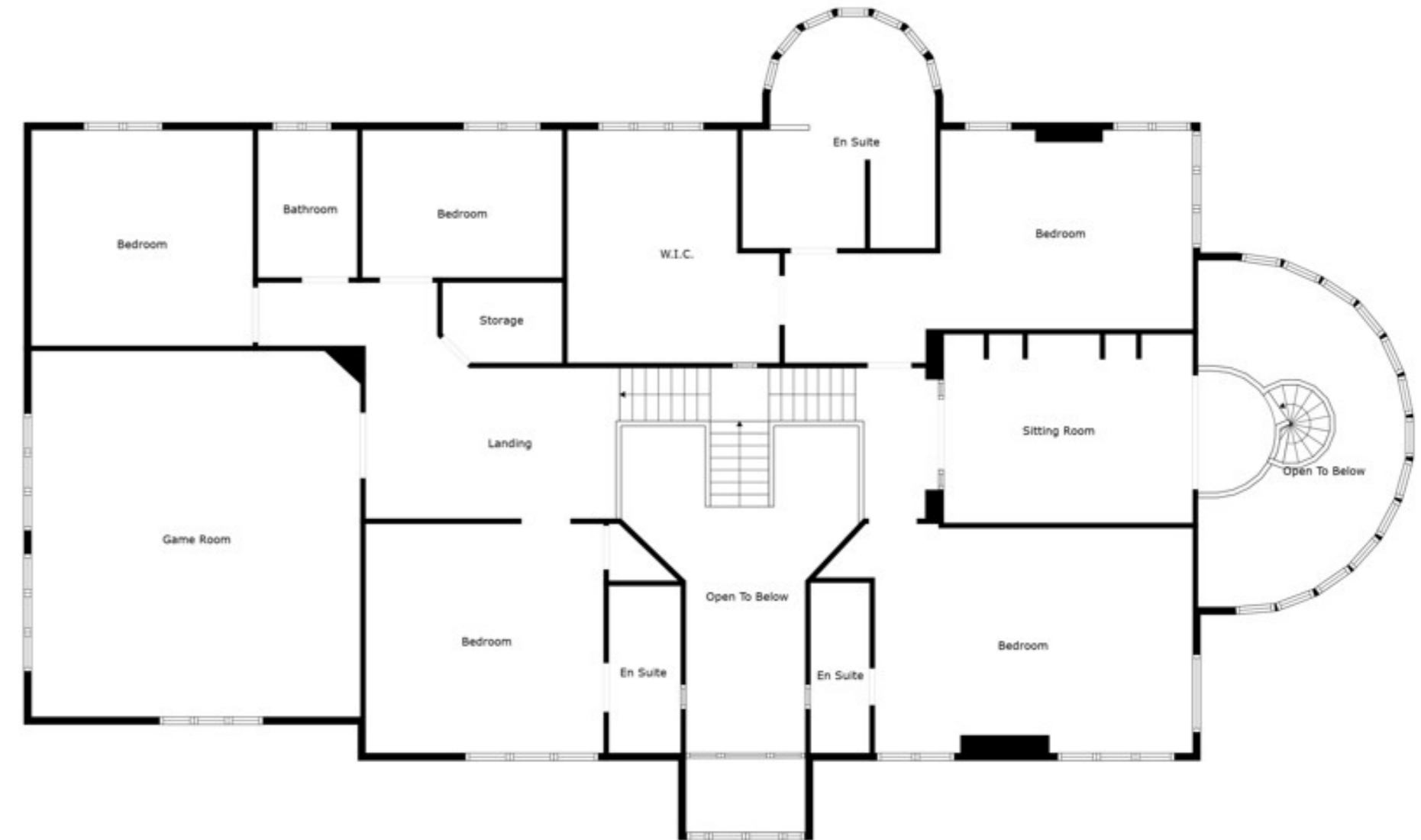
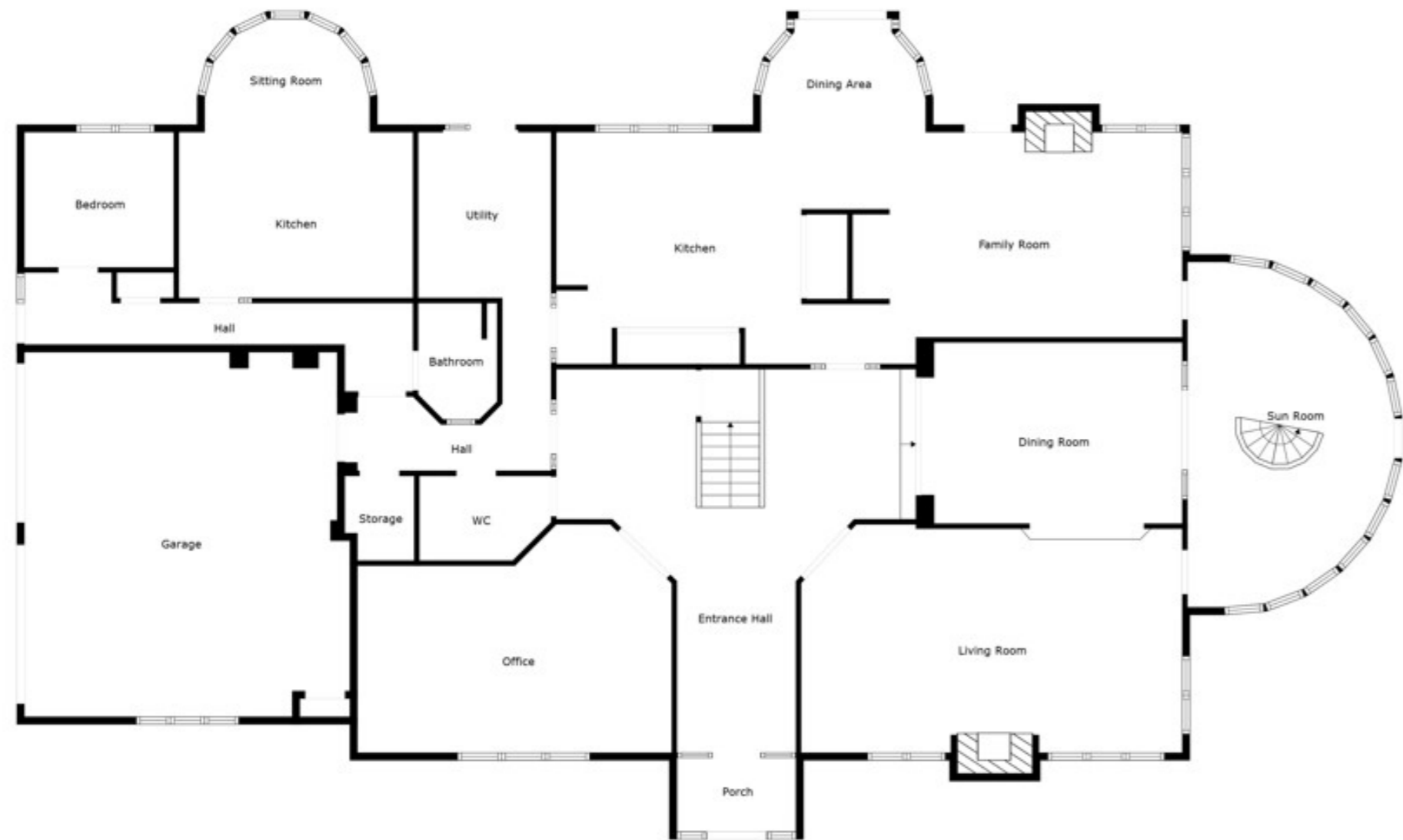


**Outside**

Brick entrance pillars with electric gates to sweeping tarmac driveway lined by paving stones to ample parking and turning areas to the front and side. Extensive level lawns with mature beds providing excellent natural screening, feature outside lighting, south and west facing side and rear terraces.



# FLOOR PLANS





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# SimonBrien

## SOLE SELLING AGENTS

Mark Leinster  
Director  
525 Lisburn Rd  
Belfast, BT9 7GQ

T: 028 9066 8888  
E: [mark.leinster@simonbrien.com](mailto:mark.leinster@simonbrien.com)



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