



This spacious, detached bungalow is situated on a beautifully, mature site with excellent gardens in lawns with well stocked beds in shrubs, bushes and trees and delightful tiered gardens to the rear.

The accommodation is bright and spacious and comprises; entrance hall with cloakroom/wc, inviting lounge with patio door to conservatory and open plan to formal dining. There is a good sized modern fitted kitchen and large utility room and additional home office/study. There are four well proportioned bedrooms, two with ensembles and a main bathroom.

Well cared for by the current owners throughout but ready now for some updating. In addition the property benefits from double glazed windows, oil fired central heating, a carport and integral garage, and driveway parking.

We are confident that prospective purchasers will be impressed on an internal inspection and see the potential of this fine bungalow.

Offers Over
£435,000

21 Malone View Road,
BELFAST,
BT9 5PH

Viewing by
appointment
through agent
028 9066 3030



- Spacious Four Bedroom Detached Bungalow on Mature Site with Landscaped Surrounding Gardens, Integral Garage & Carport
- Entrance Porch and Spacious Entrance Hall with Cloakroom/wc
- Inviting Lounge Open Plan to Formal Dining Room
- Patio Door from Lounge to Conservatory with Access to Paved Patio
- Home Office/ Study
- Good Sized Modern Fitted Kitchen and Large Utility Room
- Four Bedrooms, One with Ensuite Shower Room and One with Ensuite Bathroom
- Main Bathroom
- Oil Fired Central Heating / Double Glazed Windows
- Well Cared for by The Current Owners but Now Ready for Some Modernisation
- Driveway Parking, Covered Carport and Integral Garage
- Front Gardens In Lawns with Well Stocked Beds & Mature Rear Tiered Gardens and Paved Terrace for Those Sunnier Evenings
- Host of Amenities Close By Including Shops, Transport, Barnett's Park, Golf Clubs & Leading Schools and Bus Route into the City Centre

The Property Comprises:

Ground Floor

Sliding uPVC door to . . .

ENTRANCE PORCH: Ceramic tiled floor, oak effect uPVC door to . . .

ENTRANCE HALL: Shelved hotpress, access to basement.



CLOAKROOM: Low flush wc, vanity unit with wash hand basin.

LOUNGE: 19' 2" x 14' 0" (5.84m x 4.27m) (at widest points). Gas coal effect burner, oak flooring, tongue and groove ceiling, low voltage spotlights.



Open plan to . . .

DINING ROOM: 12' 5" x 10' 0" (3.78m x 3.05m)



Sliding door from lounge to . . .

CONSERVATORY: 14' 8" x 10' 7" (4.47m x 3.23m) Ceramic tiled floor, door to rear patio area.



MODERN FITTED KITCHEN: 13' 0" x 10' 8" (3.96m x 3.25m) Range of high and low level units, work surfaces, integrated Hotpoint oven, integrated Schott ceramic hob with extractor fan over, space for fridge/freezer, ceramic tiled floor, part tiled walls.



STUDY/HOME OFFICE: 11' 8" x 9' 8" (3.56m x 2.95m) (at widest points).



UTILITY ROOM: 13' 6" x 9' 8" (4.11m x 2.95m) (at widest points). Units, work surfaces, stainless steel sink, ceramic tiled floor, door to rear, door to garage.

BEDROOM (1): 12' 11" x 9' 2" (3.94m x 2.79m)

ENSUITE BATHROOM: Comprising low flush wc, bidet, wash hand basin, sunken bath, part tiled walls, tongue and groove ceiling.



BEDROOM (2): 13' 5" x 9' 5" (4.09m x 2.87m) Range of built-in robes and dressing table.

Doors to . . .

ENSUITE SHOWER ROOM: Peach suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, built-in robes.



BEDROOM (3): 11' 11" x 9' 4" (3.63m x 2.84m) (at widest points).

BEDROOM (4): 9' 1" x 8' 0" (2.77m x 2.44m) Built-in robes.



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



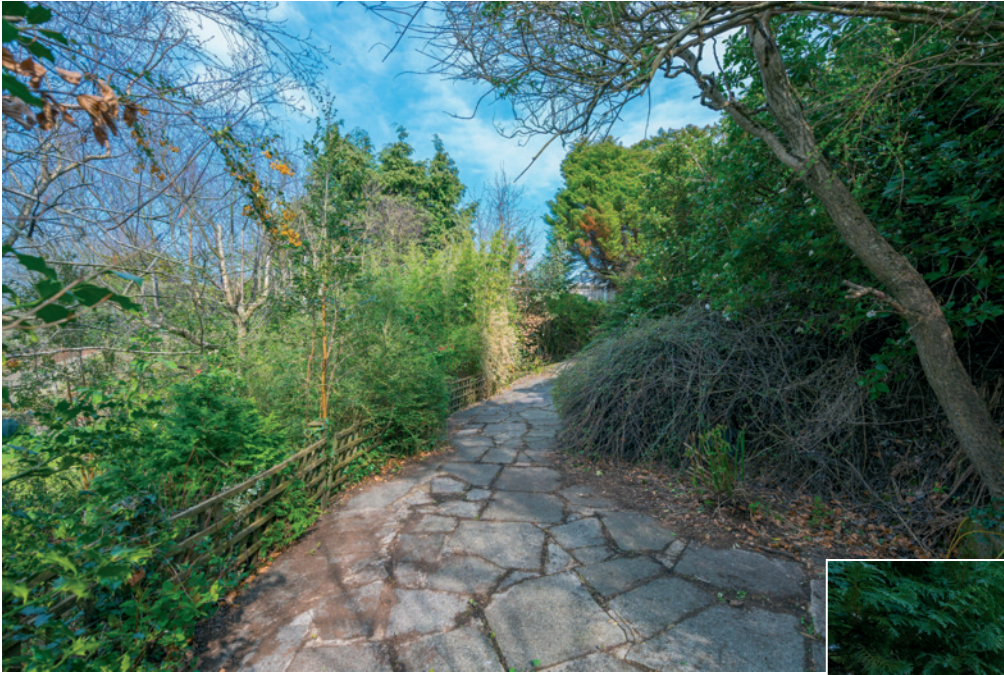
Outside

INTEGRAL GARAGE: 18' 5" x 12' 11" (5.61m x 3.94m) Up and over door, oil fired boiler.

Enclosed paved patio/terrace with boundary hedging. Large tiered gardens to rear in bushes, hedging.

COVERED CARPORT: Electric door to front.





Location:

Past Dub Stores on Upper Malone Road, approx
0.5 mile on left hand side into Malone View Road.

Telephone 028 9066 3030

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

Epc Type: Domestic
 Current: E50
 Potential: D56
 EPC Landmark Code: 2070-4204-4150-4508-7801
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	50	56
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

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