



33 Greystown Avenue
Upper Malone Road, Belfast
BT9 6UG

Offers Over £335,000

- ATTRACTIVE EXTENDED SEMI DETACHED PROPERTY IN A PRIME LOCATION
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- SUPERB OPEN PLAN LIVING & DINING AREA OVERLOOKING THE REAR GARDEN
- OPEN PLAN FITTED KITCHEN/SEPARATE UTILITY ROOM
- 4 BEDROOMS INCLUDING PRINCIPAL ROOM WITH ENSUITE SHOWER ROOM
- BATHROOM WITH WHITE SUITE/GROUND FLOOR WETROOM WITH WC
- EXCEPTIONALLY PRESENTED THROUGHOUT
- DRIVEWAY PARKING FOR SEVERAL CARS
- FRONT GARDEN & REAR GARDEN WITH LARGE SHELTERED SITTING AREA
- CONVENIENT TO AMENITIES INCLUDING SHOPS, PUBLIC TRANSPORT AND LEADING SCHOOLS

PROPERTY COMPRISES

This attractive, substantially extended semi detached property is situated in a prime location just off Upper Malone Road.

The property is exceptionally well presented by the current owner and offers spacious, well proportioned accommodation which is finished to an extremely high specification throughout.

The internal accommodation is enhanced by the extension to create spacious family accommodation which briefly comprises an entrance hall, bright lounge, superb open plan living and dining rooms which overlook the rear garden and are open plan to the kitchen. In addition, there is a utility room and a wet room with wc on the ground floor.

On the upper floors there are four bedrooms, including one bedroom with ensuite shower room and a family bathroom. The internal accommodation is perfectly complemented by the generous site with a good sized front garden and private rear gardens with sheltered sitting area and ample driveway parking.

This fine home is ideally located close to many local amenities including shops and public transport whilst being convenient to leisure facilities at The Belfast Boat Club and The Lagan Tow Path. In addition, there are numerous leading schools in close proximity, including Stranmillis Primary School.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

fetherstons.com

PROPERTY DETAILS AND DIMENSIONS

Composite front door with glazed side windows to..

RECEPTION HALL Wood flooring, cloakroom cupboard, under stairs storage with gas fired boiler

LOUNGE 14' 2" x 13' 7" (4.32m x 4.14m) Wood flooring, attractive cast iron fireplace with marble hearth and gas coal effect fire

KITCHEN OPEN PLAN TO LIVING & DINING AREAS 24' 0" x 23' 4" (7.32m x 7.11m) (overall at widest points) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, Bosch 4 ring hob with stainless steel splashback and extractor fan over, plumbed for dishwasher, Bosch electric oven with Bosch microwave oven, housing for American fridge freezer, low voltage spots, wood flooring, Velux windows, 2 sets of patio doors to rear garden

UTILITY ROOM 6' 7" x 4' 6" (2.01m x 1.37m) Work surfaces, plumbed for washing machine, tiled floor, access to rear

WET ROOM Fully tiled walls, tiled floor, low flush wc, vanity unit, Redring shower, chrome heated towel rail

1ST FLOOR

LANDING

BEDROOM 12' 1" x 11' 5" (3.68m x 3.48m) (at widest points)

BEDROOM 11' 7" x 11' 0" (3.53m x 3.35m) (at widest points) Laminate wood effect floor

BEDROOM 8' 1" x 8' 0" (2.46m x 2.44m) Laminate wood effect floor

BATHROOM White suite comprising panelled bath with mixer tap and Triton shower over, low flush wc, vanity unit, fully tiled walls, tiled floor, chrome heated towel rail, airing cupboard

2ND FLOOR

LANDING

BEDROOM 15' 4" x 12' 3" (4.67m x 3.73m) Storage in eaves

ENSUITE White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with Redring shower, fully tiled walls, tiled floor, extractor fan

OUTSIDE Good sized front garden in lawns. Driveway with parking for several cars. Enclosed and private rear garden in lawns with mature boundary and spacious sheltered paved sitting area