



1 Fairway Avenue,  
Upper Malone Road, Belfast, BT9 5NL

Asking Price £224,950

**Dougan**  
RESIDENTIAL & COMMERCIAL

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## **KEY FEATURES**

- Double Fronted Detached Family Home
- In Need Of General Refurbishment / Excellent Potential For Extension
- Popular And Convenient Upper Malone Location
- Many Of The Provinces Leading Schools Close At Hand
- Ease Of Access To Main Arterial Routes
- Belfast City Centre Easily Accessible By Bus Or Car
- Bay Fronted Living Room
- Family Room / Lounge
- Conservatory
- Fitted Kitchen
- Downstairs W.C Cloakroom
- Three Generous Bedrooms All With Built In Robes
- First Floor Bathroom With Separate W.C
- Paved Front And Side Gardens
- Private, Secluded, Paved Rear Garden
- Driveway Leading To Garage
- Oil Fired Central Heating
- Early Viewing Advised
- Excellent Investment Opportunity / Home Owner Purchase

## **SUMMARY**

Charming double fronted detached family home located just off the Upper Malone Road in affluent South Belfast. The property benefits from an excellent location with the vibrant Lisburn Road close at hand. Many of the provinces leading schools are easily accessible and Belfast City Centre is within easy travelling distance by bus or car.

Internally the property requires general refurbishment / modernisation and comprises of a bright and spacious bay fronted living room, large family room, conservatory, fitted kitchen and W.C cloakroom on the ground floor. Three generous bedrooms all with built in robes and a bathroom with separate W.C are located on the first floor.

The property further benefits from a paved driveway leading to a single garage, low maintenance paved front and side gardens and a private and secluded, low maintenance paved rear garden.

This property is sure to appeal to wide range of potential purchasers looking for a property located within the ever popular Malone area of South Belfast and early viewing by appointment is advised.



## ACCOMMODATION:

### Ground Floor

#### ENTRANCE PORCH:

Tiled steps leading to front door

#### ENTRANCE HALL:

Glazed front door, cornice work

#### W.C CLOAKROOM:

Low flush w.c, wash hand basin

**KITCHEN: 10' 4" x 9' 8" (3.15m x 2.95m)** Range of high and level units, stainless steel sink unit

**LIVING ROOM: 14' 1" x 10' 4" (4.29m x 3.15m)**

Bay window, cornice work

**FAMILY ROOM: 17' 3" x 10' 5" (5.26m x 3.18m)**

Feature fireplace, cornice work, sliding doors leading to conservatory

**CONSERVATORY: 10' 3" x 8' 3" (3.12m x 2.51m)**

Aspect over rear garden

### First Floor

**LANDING:** Roof space access

**BEDROOM (1): 14' 0" x 9' 3" (4.27m x 2.82m)**

Built in wardrobes

**BEDROOM (2): 13' 6" x 10' 10" (4.11m x 3.3m)**

Built in wardrobes

**BEDROOM (3): 8' 7" x 8' 4" (2.62m x 2.54m)**

Built in wardrobes

**GARAGE: 17' 7" x 9' 1" (5.36m x 2.77m)**

### OUTSIDE:

Front Driveway

Paved front and side gardens with mature hedges and shrubs

Private low maintenance, brick pavior rear garden with mature shrubs, hedges and fencing.

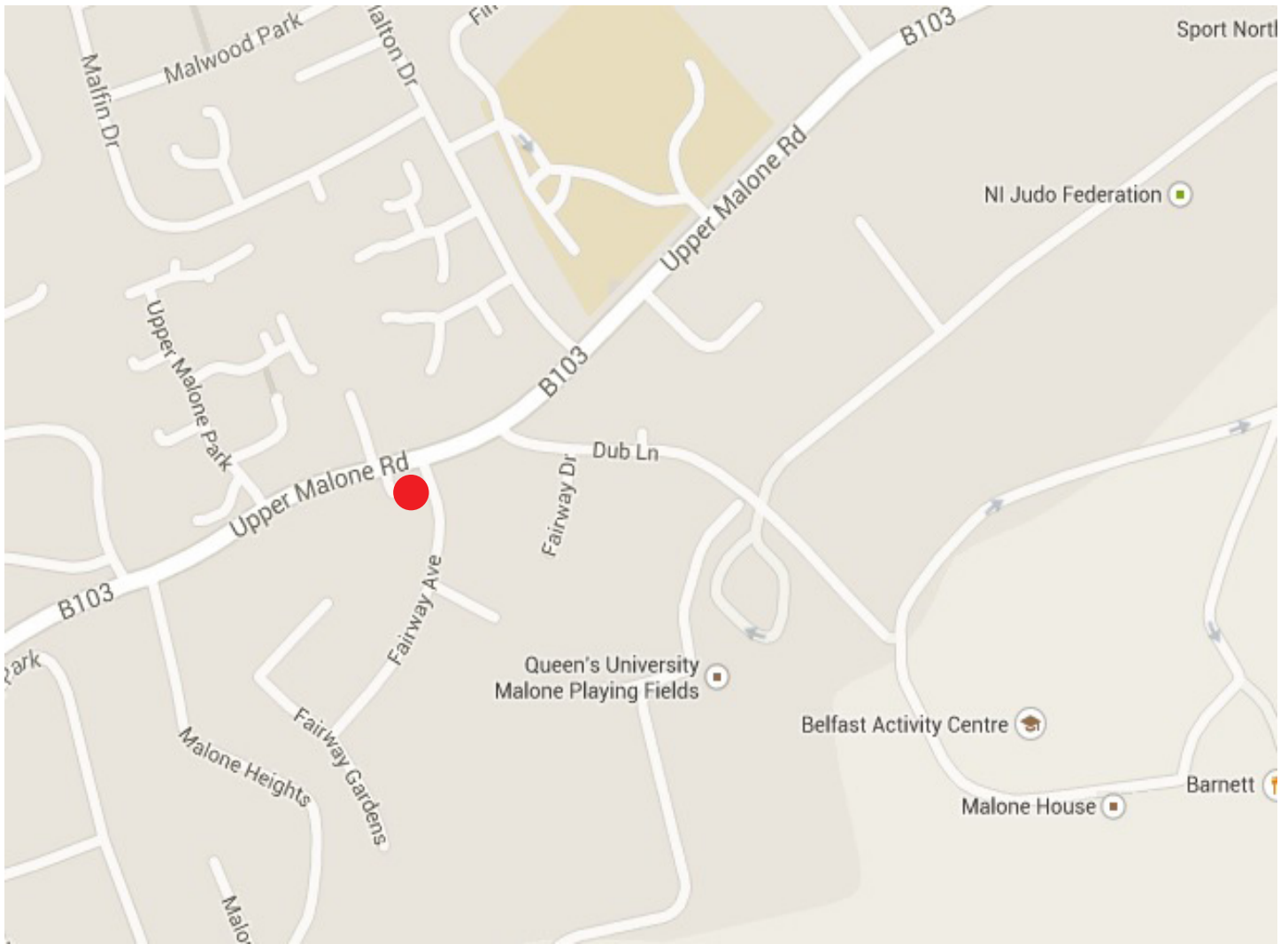
Oil Tank, outside tap, outside light











Travelling along the Upper Malone Road from the Malone Roundabout, Fairway Avenue is the third street on the left.

Ref: 2489-1964-0280-6394-3914



	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		66
<b>E</b> 39-54	40	
<b>F</b> 21-38		
<b>G</b> 1-20		
<b>Not energy efficient - higher running costs</b>		

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