



113 Upper Malone Road
Belfast
BT9 6UF

Asking Price
£350,000

Dougan

RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- Stunning Detached Family Bungalow With Cul De Sac Location On A Mature Private Site
- Superb Upper Malone Location
- Many Leading Schools Close At Hand
- Ease Of Access To Main Arterial Routes And Public Transport Services
- Bright And Spacious Lounge
- Separate Dining Room
- Fitted Kitchen With Excellent Dining/Living Area
- Three Generous Size Bedrooms
- Luxury Family Bathroom
- Shower Room
- Utility Room
- Extensive Private And Secluded Rear Garden With Patio
- Driveway Parking For Several Cars
- Front Garden Laid In Lawn
- Gas Fired Central Heating
- Integral Garage
- Early Viewing Advised To Appreciate This Fine Home



SUMMARY

Stunning detached bungalow occupying an excellent site on Upper Malone, South Belfast. The property benefits from an excellent cul de sac location offering ease of access to main arterial routes, public transport services and local amenities. Many leading schools are close at hand.

The property benefits from bright, spacious and adaptable accommodation comprising of a front lounge, separate dining room, fitted kitchen with living/dining area, three generous sized bedrooms, well-appointed family bathroom, utility room and integral garage.

The property benefits from driveway parking for several cars, a front garden in lawn and a large, private and secluded rear garden with patio ideal for year round entertaining. The property further benefits from gas fired central heating.

Early viewing is advised to appreciate this fine family home.



ACCOMMODATION

Ground Floor

ENTRANCE HALL: Glazed wooden door to entrance hall.

Wooden floor.

LOUNGE: 19' 0" x 13' 0" (5.79m x 3.96m) Wooden floor, cornicing and ceiling rose. Feature fireplace with marble hearth and inset.

DINING ROOM: 12' 6" x 10' 7" (3.81m x 3.23m) Cornicing and wooden floor.

KITCHEN WITH DINING AREA: 24' 3" x 10' 0" (7.39m x 3.05m) Excellent range of high and low level units, formica work surfaces, stainless steel sink unit with chrome, space for oven, breakfast bar, glass feature cabinets and partly tiled walls.

UTILITY ROOM: 6' 2" x 4' 7" (1.88m x 1.4m) Plumbed for washing machine, space for fridge/freezer, ceramic tiled floor and partly tiled walls.

BEDROOM (1): 20' 0" x 12' 3" (6.1m x 3.73m)

BEDROOM (2): 19' 0" x 11' 0" (5.79m x 3.35m) Feature fireplace. Double doors to rear patio area. (Currently being used as living room).

BEDROOM (3): 12' 3" x 12' 2" (3.73m x 3.71m)

SHOWER ROOM: Low flush WC, fully tiled shower cubicle, ceramic tiled floor, and fully tiled walls.

BATHROOM: Luxury suite comprises of a tiled bath with chrome mixer taps, low flush w.c, 'his and hers' wash hand basins with vanity unit, fully tiled shower cubicle, ceramic tiled floor, fully tiled walls and hot press.

INTEGRAL DOUBLE GARAGE: 18' 0" x 14' 7" (5.49m x 4.44m)

Outside

Extensive rear garden laid in lawn with mature hedges.

Large rear patio area

Driveway parking to front

Front garden laid in lawn.









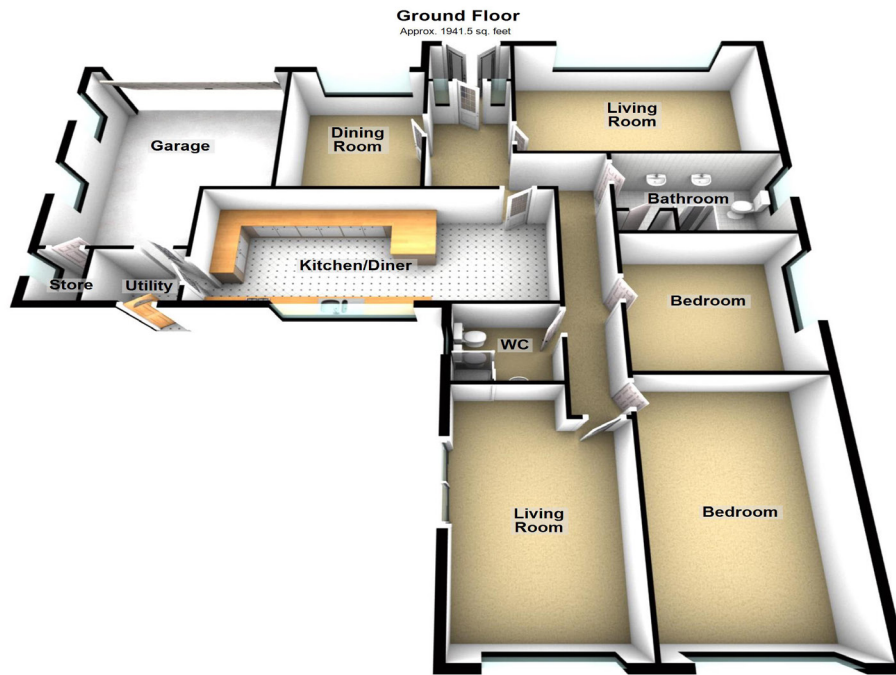






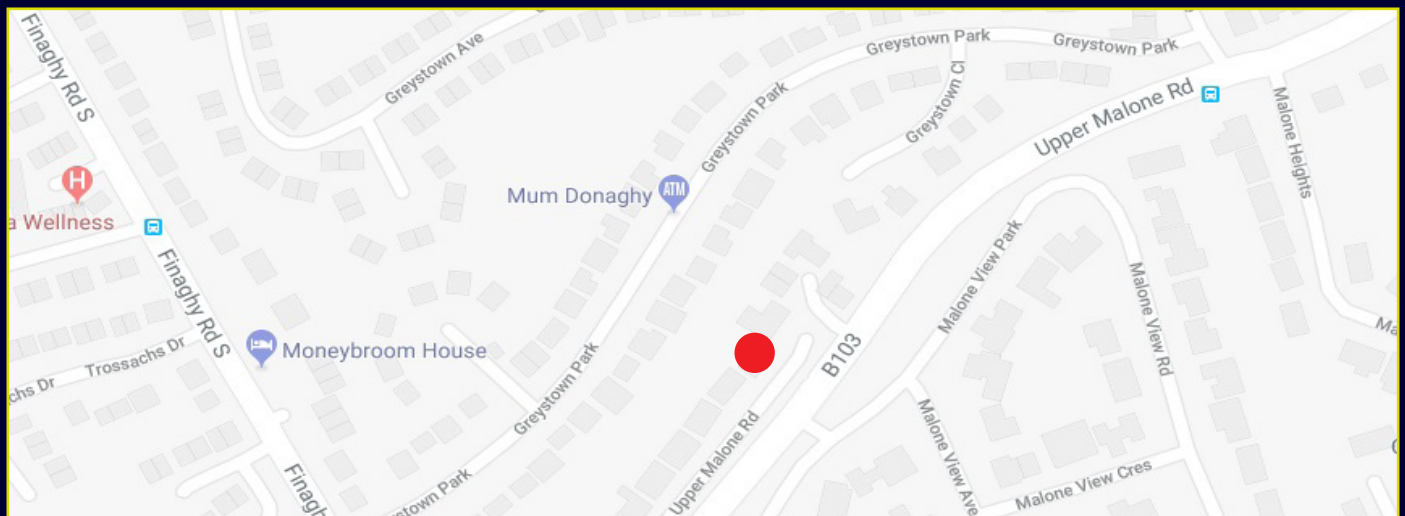


FLOOR PLANS (NOT TO SCALE)



Total area: approx. 1941.5 sq. feet

LOCATION MAP



DIRECTIONS Upper Malone, South Belfast



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EPC

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	66
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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