



Nestling within a lush mature habitat just off the prestigious Upper Malone Road. Locally renowned architect Thomas O'Hare (featured on Grand Designs) has created a truly enticing new contemporary family homes.

This new build architect designed family home provides contemporary living in a modern environment.

The house is designed to provide expansive living accommodation in an open plan design that defines spaces by changes in level and lighting. Interior ground floor living space connects externally to entrance by continuation of same floor finishes from outside to in.

To the rear, the living space flows into the external areas by large sliding glass screen, with exterior garden spaces defined by terracing and level change.

Sleeping accommodation is laid out by master suite, again with definition of space by means of level change and screen walls, with a further four bedrooms of generous proportion.

Utilising many distinctive natural materials this luxurious home is within a short walk of Public transport, convenience shopping and The Barnetts Demesne leading to miles of enjoyment of the Lagan Valley Regional Parklands and Towpath. Also close to hand for recreational enjoyment are Malone, Dunmurry and Balmoral Golf Clubs.

Offers Over  
£699,000

72 Upper Malone  
Road,  
Belfast,  
BT9 5PD

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Luxury full turn key detached home extending to circa 2,860 sqft
- Large bright and airy lounge, open plan to...
- Contemporary Kitchen with range of built in appliances and centre island with seating area, open plan to...
- Raised dining area with sliding doors to rear patio
- Separate utility room with access to rear/ Ground floor WC
- Principle bedroom with ensuite and dressing area and view over rear garden
- Four additional well proportioned bedrooms over two floors
- Elegant White Bathroom suite with free standing bath/additional second floor shower room
- Large 1m x 1m square porcelain tiling to entire ground floor and external front terrace
- Gas central heating with underfloor heating to entire ground floor
- Generous stoned parking area to front with landscaped flower bedding/Wired for electric gates
- Three tiered landscaped garden rear gardens in lawn with generous patio seating area
- Wired for television/Extensive electrical sockets positioned throughout property
- Aluminium double glazed window frames throughout with feature sliding aluminium door to rear patio
- Convenient location close to leading primary and secondary schools, Malone Golf Club and the bustling Lisburn Road

The Property Comprises:

#### Ground Floor

EXTERNAL PORCH: Raised tiled porch area. Front door with glass side panel.

ENTRANCE HALL: Tiled floor.

WC: Low flush wc, vanity sink unit.

LOUNGE: 23' 1" x 14' 4" (7.04m x 4.37m) Tiled floor, open plan to:



KITCHEN: 20' 10" x 14' 2" (6.35m x 4.32m) Modern fitted kitchen with range of high and low level units. Three eye level ovens to include a central combination oven and microwave. Blanco sink with double drainer, Haier fridge/freezer. Centre island with five ring induction hob, drawers and breakfast bar area. Overhead extractor canopy with spotlights. Steps up to :  
DINING AREA: 15' 11" x 13' 4" (4.85m x 4.06m) Tiled floor, sliding door to rear patio.



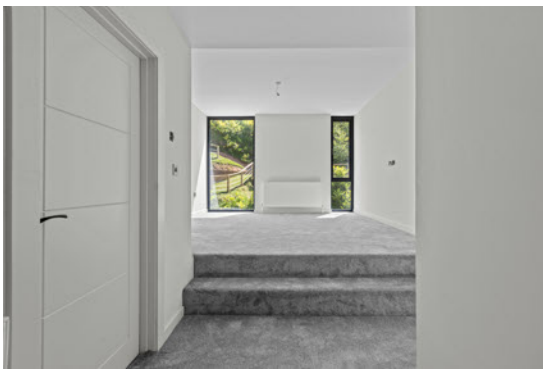


UTILITY ROOM: Plumbed for washing machine, gas boiler, shelving. Tiled floor, glazed door to rear.

### First Floor

PRINCIPAL BEDROOM: 26' 9" x 15' 1" (8.15m x 4.6m) (at widest points and incorporating Dressing Area). Dressing area and steps to raised bedroom area.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity sink unit, walk-in fully tiled shower cubicle with rain head and telephone hand shower, tiled floor, spotlights.

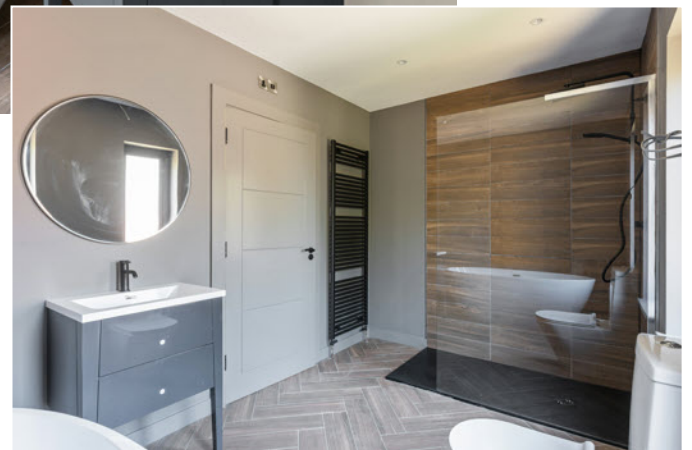
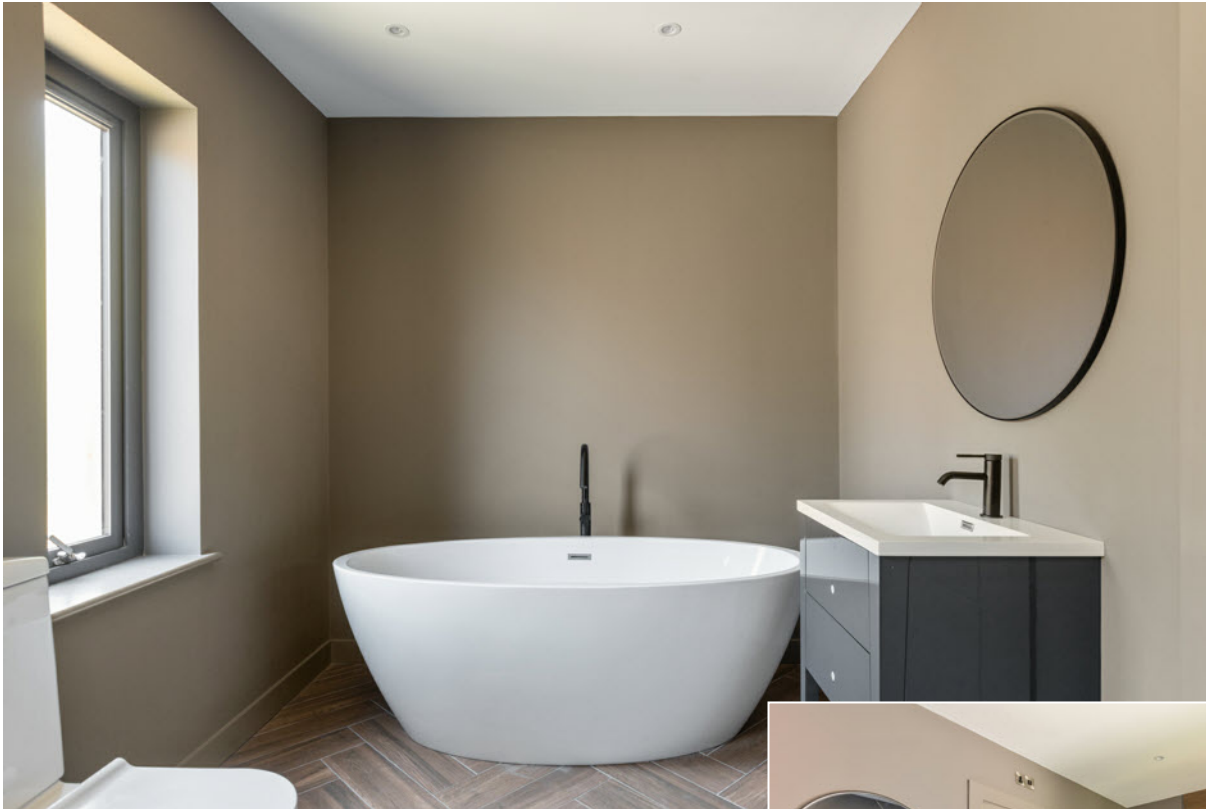


BEDROOM (2): 15' 1" x 11' 11" (4.6m x 3.63m) Built-in cupboard.

BEDROOM (3): 15' 2" x 9' 1" (4.62m x 2.77m)



BATHROOM: Contemporary white suite comprising vanity sink unit, low flush wc, free standing bath, shower cubicle, tiled floor.

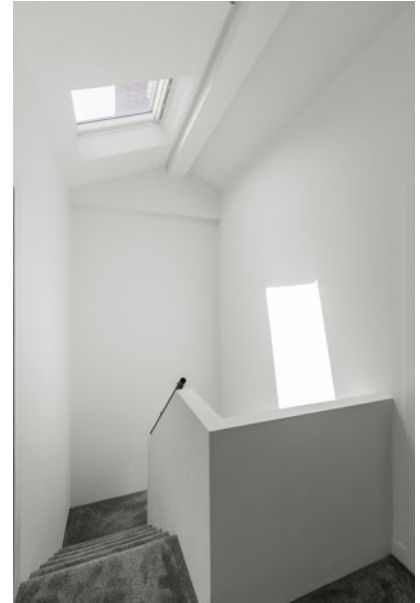


Telephone 028 9065 0000  
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## Second Floor

BEDROOM (4): 21' 5" x 15' 1" (6.53m x 4.6m)

LANDING: Velux.



BEDROOM (5): 21' 6" x 13' 1" (6.55m x 3.99m)

SHOWER ROOM: White suite comprising low flush wc, vanity sink unit, heated towel rail, fully tiled walls, Walk-in shower with rain head and telephone hand shower, tiled floor, low voltage spotlights.



## Outside

FRONT: Landscaped walled frontage leading to generous stoned parking area for several cars. Additional landscape planting.

REAR: Three tiered south facing gardens in lawn with feature roped fencing and sleepers. Patio seating area.



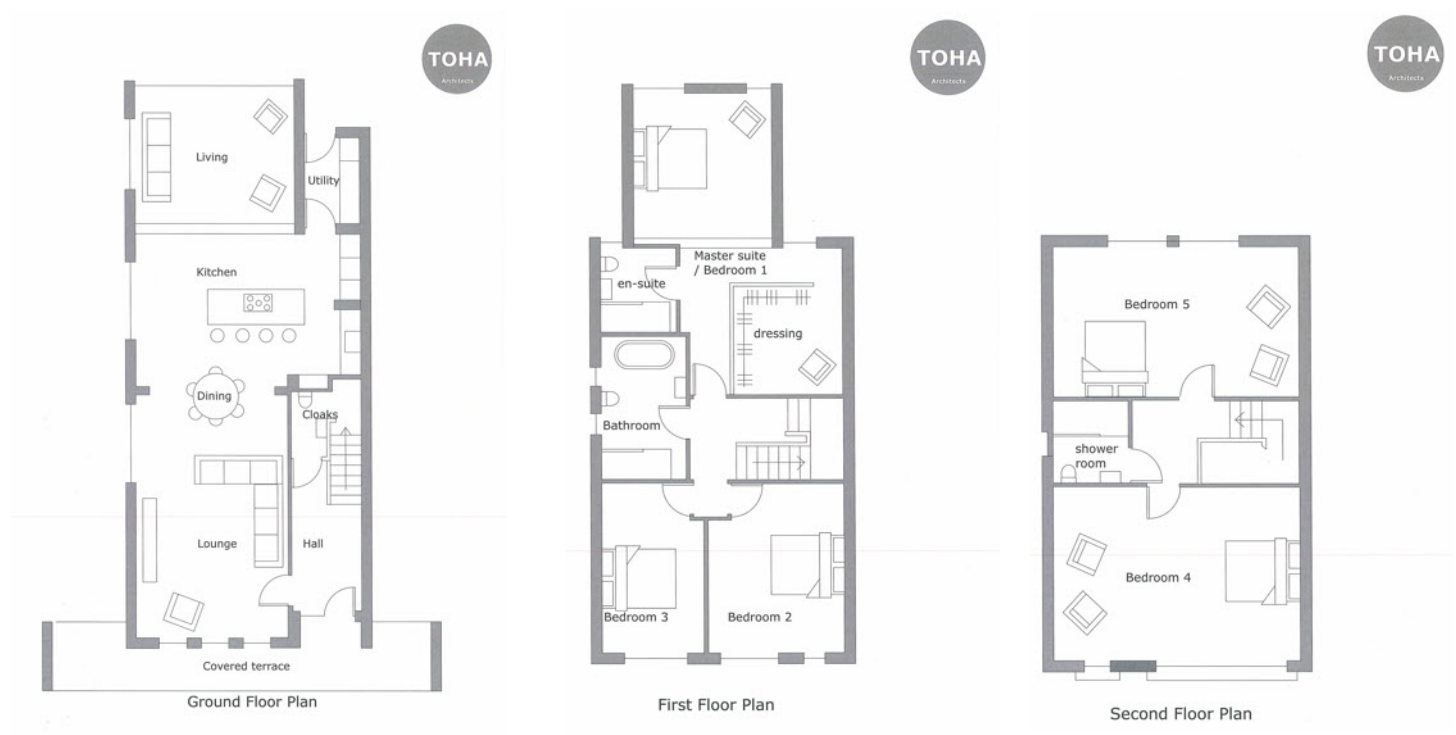






**Location:**

From House of Sport roundabout, head countrybound on the Upper Malone Road. No 72 is located on left, just after after Fairway Avenue.



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North Down - 028 90 42 4747  
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**Energy Rating**

Epc Type: Domestic  
 Current: B85  
 Potential: B85  
 EPC Landmark Code: 0272-3906-0586-9093-4231  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91	85	85
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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