



Site Adjacent To 178 Upper Malone Road, Belfast, BT17 9JZ

Price Guide £895,000

Beautifully situated off the Upper Malone Road in one of South Belfast's most sought after residential locations this superb site extends to 1.2 acres and benefits from full planning permission for a substantial two storey detached dwelling extending to circa 4,000 sq. ft. The house, designed by award winning Belfast practice Studio idir and in receipt of Full Planning Approval, has been thoughtfully designed to take advantage of the site's aspect, views and gardens. It boasts 5 bedrooms, 3 reception rooms, and a detached garage and garden room. The ground floor of the house forms three sides around a sheltered outdoor living courtyard, which the generous, dramatic entrance hall and main reception spaces overlook. There is a fully accessible guest bedroom with en-suite on the ground floor, and a master suite with roof terrace upstairs plus three additional bedrooms, all equally sized, which share a further roof terrace. The design of the house is simple and highly flexible so that it can be personalised and adapted to suit the needs and tastes of the successful buyer. With accessibility to many social and recreational amenities including Malone and Dunmurry Golf Clubs, Lady Dixon Park and Mary Peters, the site also provides ease of access to Belfast City Centre, Lisburn, M1 Motorway, Outer Ring and a range of excellent schooling. There are few undeveloped sites in South Belfast and the sale represents a unique opportunity to build a house to one's own specification. The full benefits of the site can only really be appreciated on a site visit.

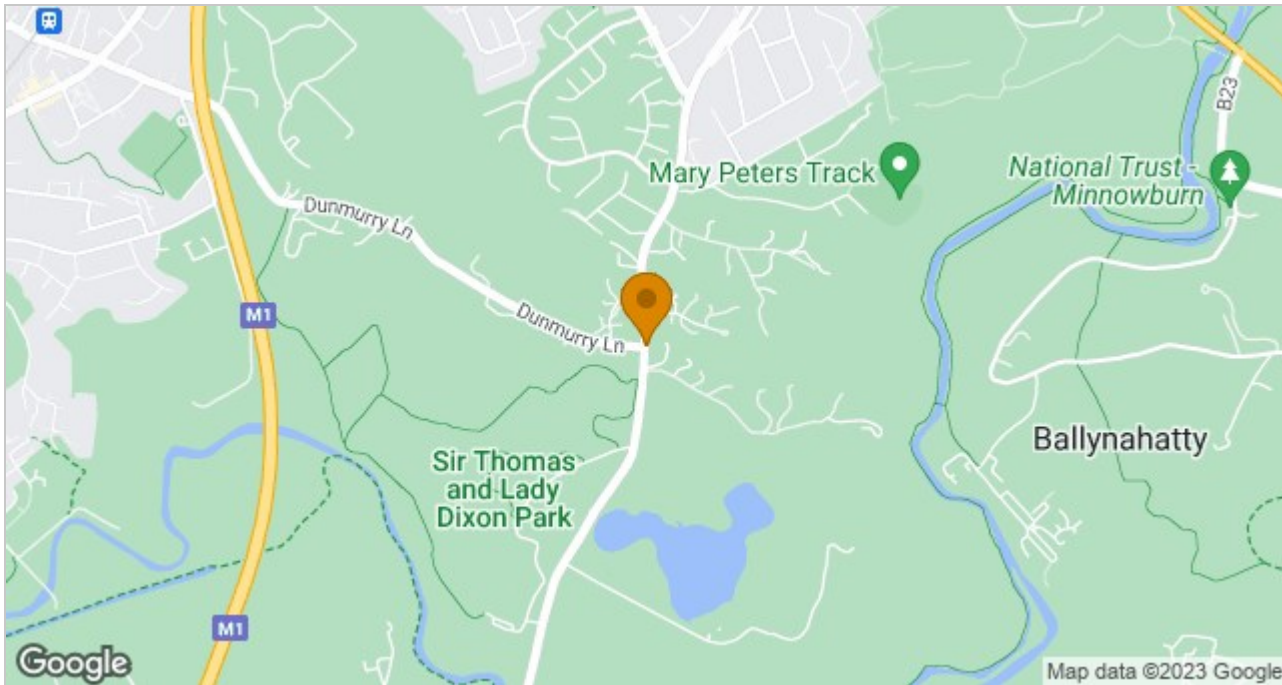
- A Truly Unique Residential Development Site Extending To 1.2 Acres
- Exclusive Residential Location Off Much Sought After Upper Malone Road
- Full Plans And Planning Permissions Available On Request
- Close To Host Of Amenities, Schools And Transport Networks
- Designed By Award Winning Architects, Studio Idir, Who Recently Won An RSUA Design Award
- Full Planning Permission Granted For Detached Dwelling, Garage & Garden Room
- Proposed Dwelling Will Comprise 5 Beds, 3 Receptions, 4 Bathrooms, Boot Room, Courtyard & Roof Terrace
- Access Via Private Laneway, Driveway & Associated Parking
- Accompanied Viewing By Private Appointment
- Images Provided Are CGI's Of Proposed Dwelling

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

Northern Ireland
EU Directive 2002/91/EC

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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