



## 59 Upper Malvern Road, Cairnshill Road, Belfast, BT8 6XN

**Asking Price £189,950**

Upper Malvern is a quiet residential development positioned just off the Cairnshill road in the ever popular 'Four Winds' area of South East Belfast. A popular location for first time buyers and young families, the local area is well know for its excellent selection of primary and post primary schools, retail facilities such as Forestside shopping centre and Tesco Newtownbreda, whilst also offering an easy commute into Belfast city centre and surrounding areas. For the more active members of the family, you will also find open green areas such as the Cregagh Glen and many local sports clubs / facilities within a close proximity.

The property itself is conveniently located at the end of a quiet cul-de-sac and comprises of three bedrooms, lounge open to dining area, fitted kitchen and grey bathroom suite on the first floor. In addition to this, the property also benefits from gas fired central heating, double glazing, off street parking and well maintained gardens to the front and rear.

Although in need of some modernisation, this property has been maintained to an excellent standard by its current owner and would be a perfect purchase for someone looking to add their own stamp to their new home. With demand for property continuing to outweigh supply, we don't anticipate this one sitting around for long so would recommend that you arrange your viewing at your earliest opportunity.

- Well Maintained Semi-Detached Home
- Lounge open to Dining Area
- Grey Bathroom suite
- Gas Heating / Double Glazed
- Quiet Cul-de-sac Setting
- Three Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Driveway with Off Street Parking
- Perfect home for young family or first time buyers

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| (92-100)                                    | A |         |           |
| (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                            |   | 63      | 74        |

EU Directive 2002/91/EC

**Entrance Hall 14'7" x 6'5" (4.47m x 1.98m)**



Glazed upvc front door and surround opens onto spacious entrance hall. Access to under stair storage

**Lounge 14'7" x 12'4" (4.47m x 3.76m)**



Spacious lounge with bay window and wooden fireplace housing open fire. Open to dining area.

**Dining Area 11'1" x 10'1" (3.38m x 3.08m)**



Wooden effect vinyl flooring. Glazed upvc patio door opens onto enclosed rear garden

**Fitted Kitchen 11'0" x 8'9" (3.37m x 2.67m)**



Fitted kitchen with a selection of upper and lower level units complete with formica worktops and stainless steel sink with drainer unit. Plumbed for washing machine and slimline dishwasher. Part tiled walls, wooden effect vinyl flooring and recessed spotlights. Glazed upvc door opens onto enclosed rear garden.



## First Floor



Access to built-in storage cupboard.

**Bedroom 1 12'0" x 11'0" (3.68m x 3.37m)**



Large double bedroom with laminate flooring.

**Bedroom 2 13'11" x 8'9" (4.26m x 2.67m)**



Double bedroom with exposed hardwood floor boards.

**Bedroom 3 10'0" x 9'8" (at widest points) (3.07m x 2.95m (at widest points))**



Laminate flooring.

**Grey Bathroom suite 6'9" x 7'10" (2.07m x 2.41m)**



Grey bathroom suite comprising of panelled bath with overhanging shower attachment, pedestal wash hand basin and low flush w.c. Wooden half wall panelling.

**Property Exterior**

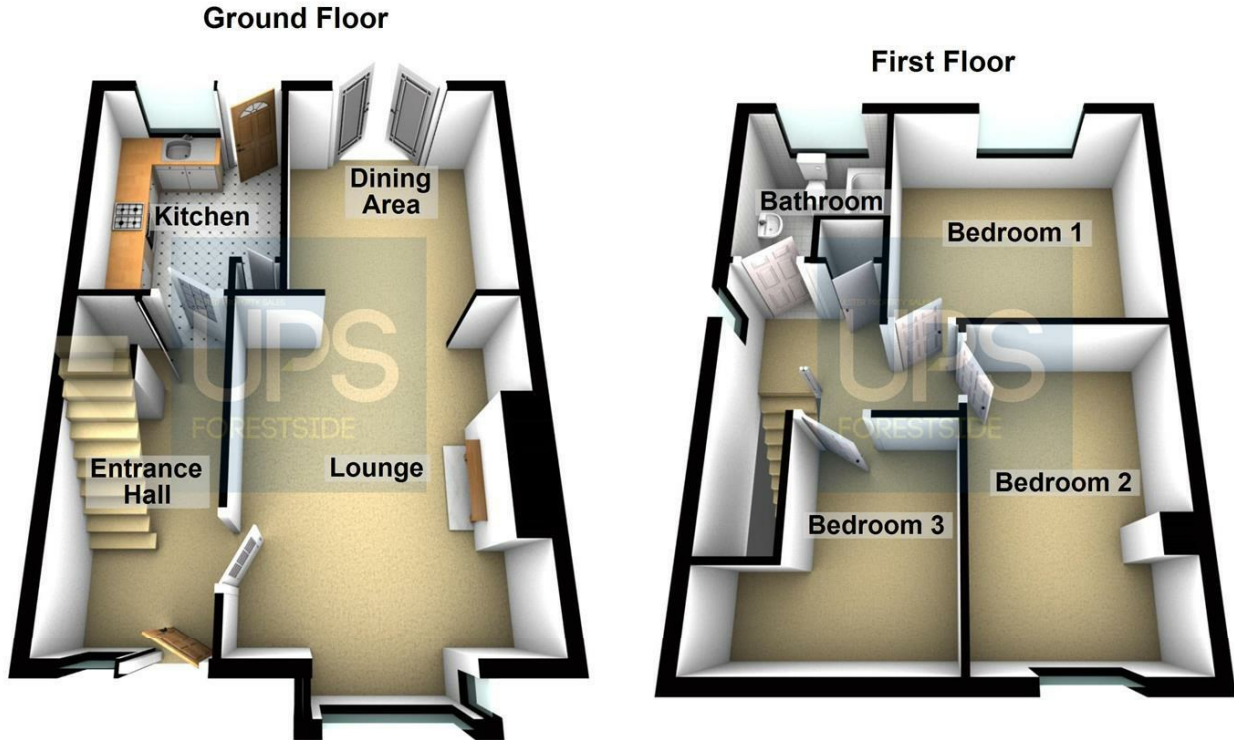
Tarmac driveway to the side of the property offering off street parking for two cars. Front garden with laid lawn and mature flower bed.

**Enclosed Rear Garden**



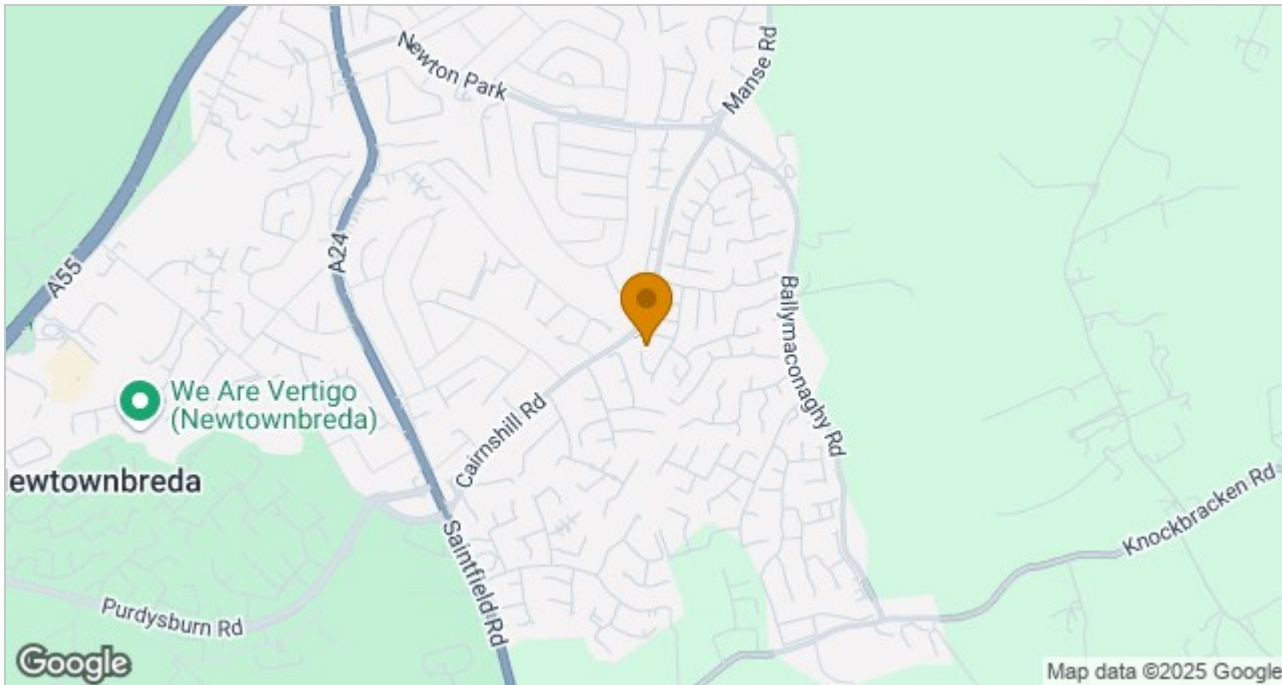
**Enclosed rear garden bordered by timber fencing and mature hedges.**

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## 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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