



Occupying a good sized site, in this highly desirable location just off the prestigious Upper Malone Road. This detached bungalow offers adaptable accommodation and is perfectly complimented by the beautifully landscaped gardens.

The property is well cared for but in need of some modernisation and updating throughout. The accommodation briefly comprises; entrance hall, lounge, separate living/dining room and modern fitted kitchen.

There is a conservatory with access to the rear garden.

There are four well proportioned bedrooms, modern bathroom and separate wc.

The property benefits from oil heating and double glazed windows.

Externally the gardens are spacious; in lawns, shrubs and trees, south facing paved patio areas. There is excellent tarmac parking for several cars, detached garage and garden store.

Ideal Upper Malone location close to amenities, early viewing is advised.

Offers Over
£449,950

201 Upper Malone
Road,
BELFAST,
BT17 9JX

Viewing by
appointment
through agent
028 9066 3030



- Well Appointed Four Bedroom Bungalow with Good Sized Corner Site
- Entrance Hall
- Lounge with Feature Fireplace
- Separate Living/Dining Room
- Modern Fitted Kitchen
- Conservatory with Access to South Facing Paved Patio
- Four Well Proportioned Bedrooms
- Modern Bathroom and Separate wc
- Oil Heating / Double Glazed Windows
- Tarmac Driveway Parking for Several Cars, Detached Garage and Garden Store
- Landscaped Surrounding Gardens with Lawns, Paved Patio Areas, Beds with Shrubs, Trees and Bushes
- Convenient Location with Many Amenities Close By Including; Malone and Dunmurry Golf Clubs, Dub Stores, Lady Dixon Park, Belfast and Lisburn City Centres Only a Short Drive Away
- Priced to Allow for Updating

The Property Comprises:

Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE HALL:



LOUNGE: 14' 11" x 11' 11" (4.55m x 3.63m) (at widest points). Marble fireplace with wooden mantle, cornice ceiling, stained glass windows.



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DINING/LIVING ROOM: 18' 9" x 11' 11" (5.72m x 3.63m) (at widest points). Marble fireplace with wooden mantle, cornice ceiling.



MODERN FITTED KITCHEN: 14' 7" x 13' 10" (4.44m x 4.22m) (at widest points). Range of wooden high and low level units, work surfaces, single drainer stainless steel sink unit, space for fridge, plumbed for washing machine, integrated Stoves oven and hob with extractor fan over, part tiled walls, tongue and groove ceiling, wooden door to rear.



CONSERVATORY: 12' 9" x 7' 9" (3.89m x 2.36m) (at widest points). Wood strip floor, space for freezer and tumble dryer, uPVC door to rear.



INNER HALL: Access to partially floored roofspace, (could be converted subject to the necessary permissions).

BEDROOM (1): 12' 11" x 10' 10" (3.94m x 3.3m) (at widest points). Cornice ceiling.



MODERN BATHROOM: 11' 2" x 7' 10" (3.4m x 2.39m) (at widest points). White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with shower head, fully tiled shower cubicle with electric shower, hotpress, part tiled walls, tongue and groove ceiling.



BEDROOM (2): 11' 6" x 8' 11" (3.51m x 2.72m) (at widest points).



BEDROOM (3): 11' 11" x 10' 11" (3.63m x 3.33m) (at widest points). Vanity unit with wash hand basin.



BEDROOM (4)/SITTING ROOM: 11' 4" x 10' 11" (3.45m x 3.33m) Vanity unit with wash hand basin with tiled splash back.



CLOAKROOM/WC: Low flush wc, laminate wood effect floor.

Outside

Enclosed rear south facing paved patio area. Entrance pillars and wall to tarmac car parking for several cars.

DETACHED GARAGE: 19' 9" x 9' 3" (6.02m x 2.82m) (at widest points). Up and over door, power and light.

Beautifully landscaped front gardens in lawns with hedging and bushes with well stocked flower beds, further side lawns. Garden store, cupboard, oil fired boiler, uPVC oil tank.



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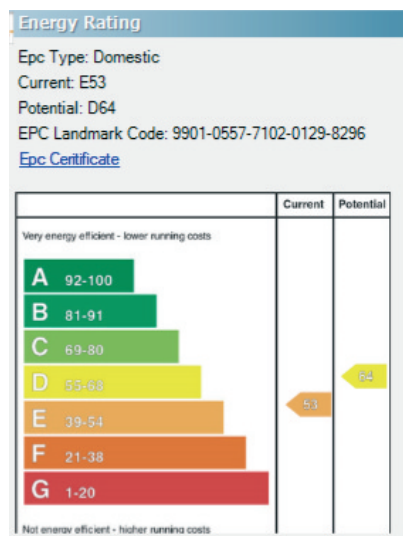


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Upper Malone Road roundabout towards Lisburn,
201 is on the right hand side on the corner of Viewfort
Park.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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