



This deceptive, detached bungalow occupies a generous site with front and rear gardens with lawns, well stocked beds and patios. Set back from the Upper Malone Road and backing onto Queen's playing fields the property is also extremely convenient to a host of other amenities including Barnett's Park, shops, transport facilities and schools.

At present the bungalow offers three, good sized reception rooms, fitted kitchen and three well proportioned bedrooms and a shower room and bathroom . The property is ready for some modernisation and updating throughout but has super potential.

Rarely does the opportunity arise to purchase a bungalow in the Upper Malone area, thus early viewing is encouraged as interest will be high.

Offers Over
£395,000

24 Upper Malone Road,
Belfast,
BT9 5NA

Viewing by
appointment
through agent
028 9066 3030



- Detached Bungalow on Decent Sized Site with Attached Garage and Excellent Parking
- Entrance Hall with Access to Floored Roofspace with Super Storage
- Lounge and Separate Dining Room
- Fitted Kitchen
- Living Room with Doors to Rear Gardens
- Three Well Proportioned Bedrooms
- Main Bathroom and Separate Shower Room
- Oil Fired Central Heating
- Perfectly located for ease of access to many local amenities such as Malone Golf Club and the Lagan Tow Path

The Property Comprises:

Ground Floor

ENTRANCE HALL:



Access by Slingsby type ladder to:

ROOFSPACE: 21' 7" x 10' 6" (6.58m x 3.2m) Floored and insulated. Panelling. Dormer window and radiator.

LOUNGE: 26' 8" x 11' 6" (8.13m x 3.51m) (at widest points). Tiled fireplace, gas coal effect fire. Bookshelves. Wooden beams.



DINING ROOM: 19' 2" x 14' 2" (5.84m x 4.32m) (into bay). Tiled fireplace. Open grate.



BATHROOM: Panelled bath, pedestal wash hand basin, low flush wc, extractor fan.



BEDROOM (3): 12' 5" x 9' 8" (3.78m x 2.95m) (into bay).



KITCHEN: 13' 3" x 7' 8" (4.04m x 2.34m) Single drainer circular sink, full range of high and low level units, formica work surfaces. Plumbed for fridge/freezer, Concept electric cooker, ceramic hob.



Open plan to:

LIVING ROOM: 14' 0" x 14' 0" (4.27m x 4.27m) Double doors to gardens. Tiled floor.



SHOWER ROOM: Shower cubicle, electric shower, pedestal wash hand basin, low flush wc. Built-in storage cupboard. Tiled floor and walls.



BEDROOM (1): 14' 0" x 13' 0" (4.27m x 3.96m) Range of Slideroles.



BEDROOM (2): 15' 2" x 11' 0" (4.62m x 3.35m) Corner wash hand basin.



FLOORED ROOFSPACE AREA: 16' 3" x 13' 5" (4.95m x 4.09m) (Approx). Velux window.

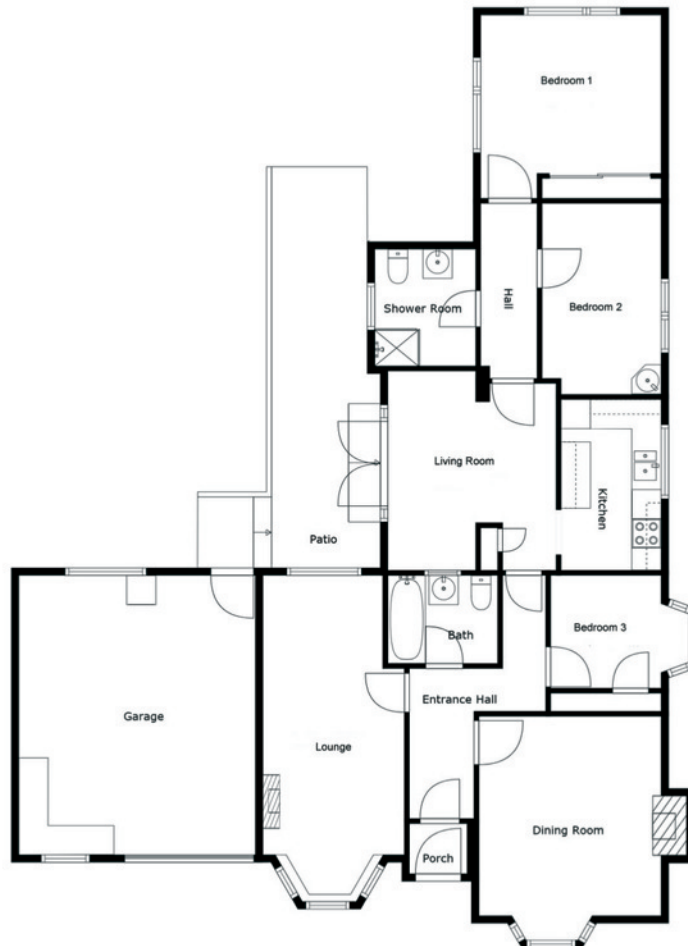


Outside

INTEGRAL GARAGE: 23' 5" x 19' 4" (7.14m x 5.89m) Electric up and over door. Worcester gas fired boiler. Built-in safe. Ladder to:
Mature, attractive front and south facing aspect, secluded to rear in lawns, flowerbeds, trees and shrubs. Tarmac driveway with ample parking to front.
Garden shed.



Telephone 028 9066 3030
www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

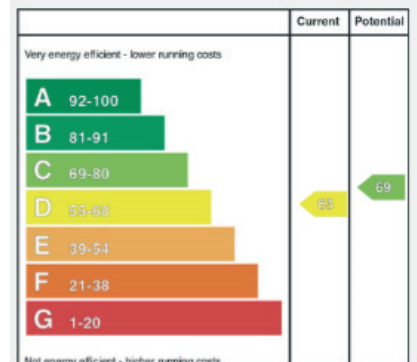
Epc Type: Domestic

Current: D63

Potential: C69

EPC Landmark Code: 8104-3554-7102-0002-8906

[Epc Certificate](#)



Location:

Travelling out of town on the Upper Malone Road, number 24 is on the left hand side just after Fleming Fulton School.

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

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