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2 Old Coach Avenue
Upper Malone Road, Belfast
BT9 5PY
Offers Over £550,000

2 OLD COACH AVENUE, BT9 5PY

- Detached Bungalow in a Prime South Belfast Location
- Generous Lounge and Separate Dining Room
- Fitted Kitchen Open Plan to Breakfast Area
- 4 Bedrooms Including Master with Ensuite Shower Room
- Family Bathroom with White Suite
- Double Glazed Windows / Oil Central Heating / Attached Garage and Additional Driveway Parking
- Exceptionally Presented Throughout
- Private & Mature Landscaped Gardens with Sheltered Paved Sitting Area
- Convenient to Amenities Including Shops, Public Transport, Mary Peters' Track & The Lagan Towpath
- Within the Catchment Area of Leading Schools

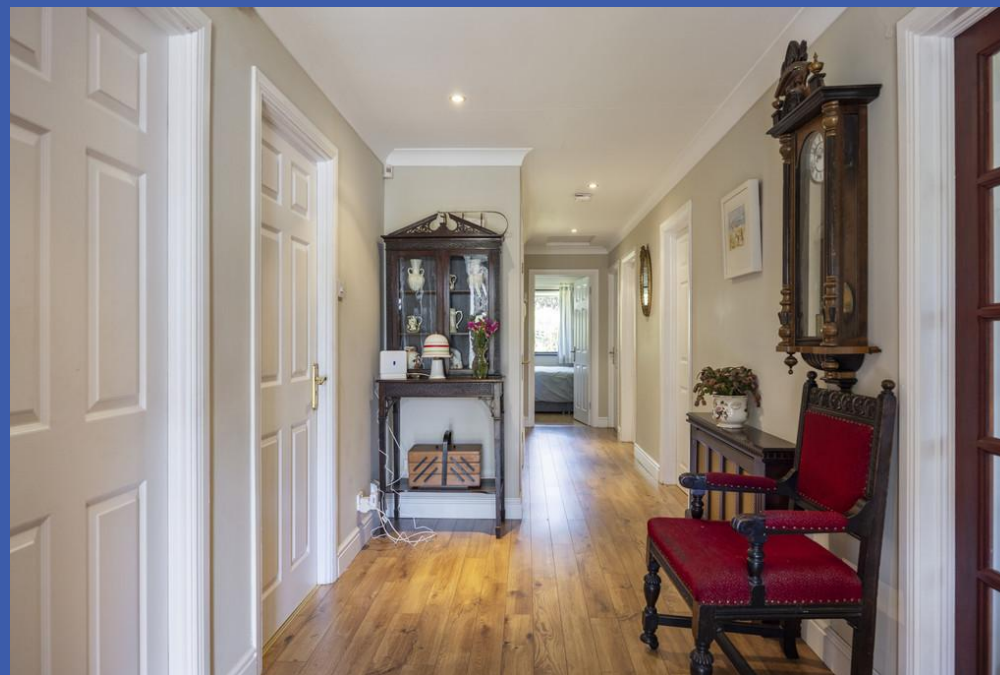
This modern, attractive detached bungalow is situated on a private site in an extremely sought after location just off Upper Malone Road.

The property is well presented and tastefully decorated by the current owners and offers well-proportioned, adaptable accommodation which is ideal for the family market as well as those choosing to downsize.

The accommodation briefly comprises an entrance hall, generous lounge, dining room and a separate fitted kitchen which is open plan to the breakfast area. In addition, there are four bedrooms, including one with ensuite shower room and a family bathroom.

The internal accommodation is perfectly complimented by the private site in a quiet cul de sac with gardens to the front and enclosed to the rear with a sheltered sitting area.

Offering superb, adaptable accommodation which is convenient to many local amenities, including leading schools, public transport, The Lagan Tow Path and The Mary Peters' Track, this fine home can only be appreciated on internal inspection and viewing is highly recommended.







PROPERTY COMPRISES

ENTRANCE HALL Hardwood door to entrance hall.

LIVING ROOM 17' 9" x 12' 6" (5.41m x 3.81m) Attractive feature fireplace with electric inset, laminate floor.

DINING ROOM 12' 7" x 11' 8" (3.84m x 3.56m)

KITCHEN WITH CASUAL DINING AREA 22' 5" x 12' 7" (6.83m x 3.84m) Excellent range of high and low level units, 1.5 tub single drainer sink unit, 4 ring hob and oven, recess for fridge, plumbed for dishwasher, double door to patio area.

INTEGRAL GARAGE 27' 9" x 17' 9" (8.46m x 5.41m) Remote control up and over door, light and power, oil fired boiler, access to floored roof space above, utility area plumbed for washing machine with single drainer stainless steel sink unit.

MASTER BEDROOM 12' 7" x 11' 4" (3.84m x 3.45m) Laminate floor.

ENSUITE Fully tiled shower enclosure, low flush WC, wash hand basin and vanity unit, fully tiled floor, heated towel rail.

BEDROOM 12' 7" x 10' 7" (3.84m x 3.23m) Laminate floor.





BEDROOM 12' 6" x 9' 8" (3.81m x 2.95m) Laminate floor.

BEDROOM 9' 7" x 9' 4" (2.92m x 2.84m) Laminate floor.

BATHROOM White suite, panelled bath, mixer tap, telephone hand shower, separate shower enclosure, low flush WC, pedestal wash hand basin, heated towel rail.

HALLWAY Hot press, cloaks.

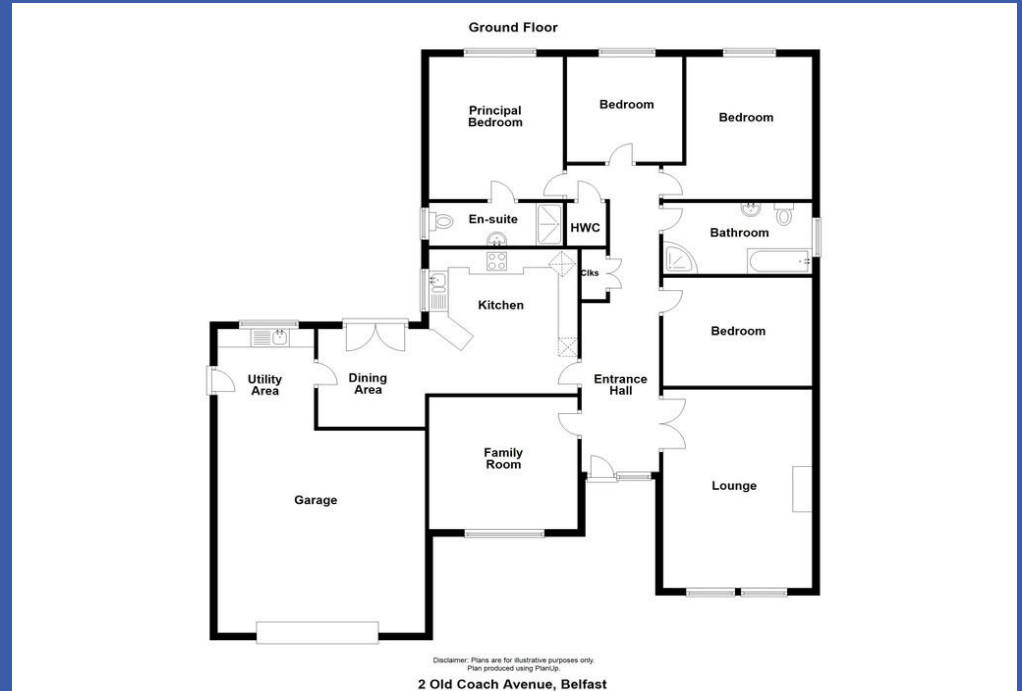
OUTSIDE Brick paviour driveway with generous parking, well tended gardens laid predominantly in lawns to front and rear.

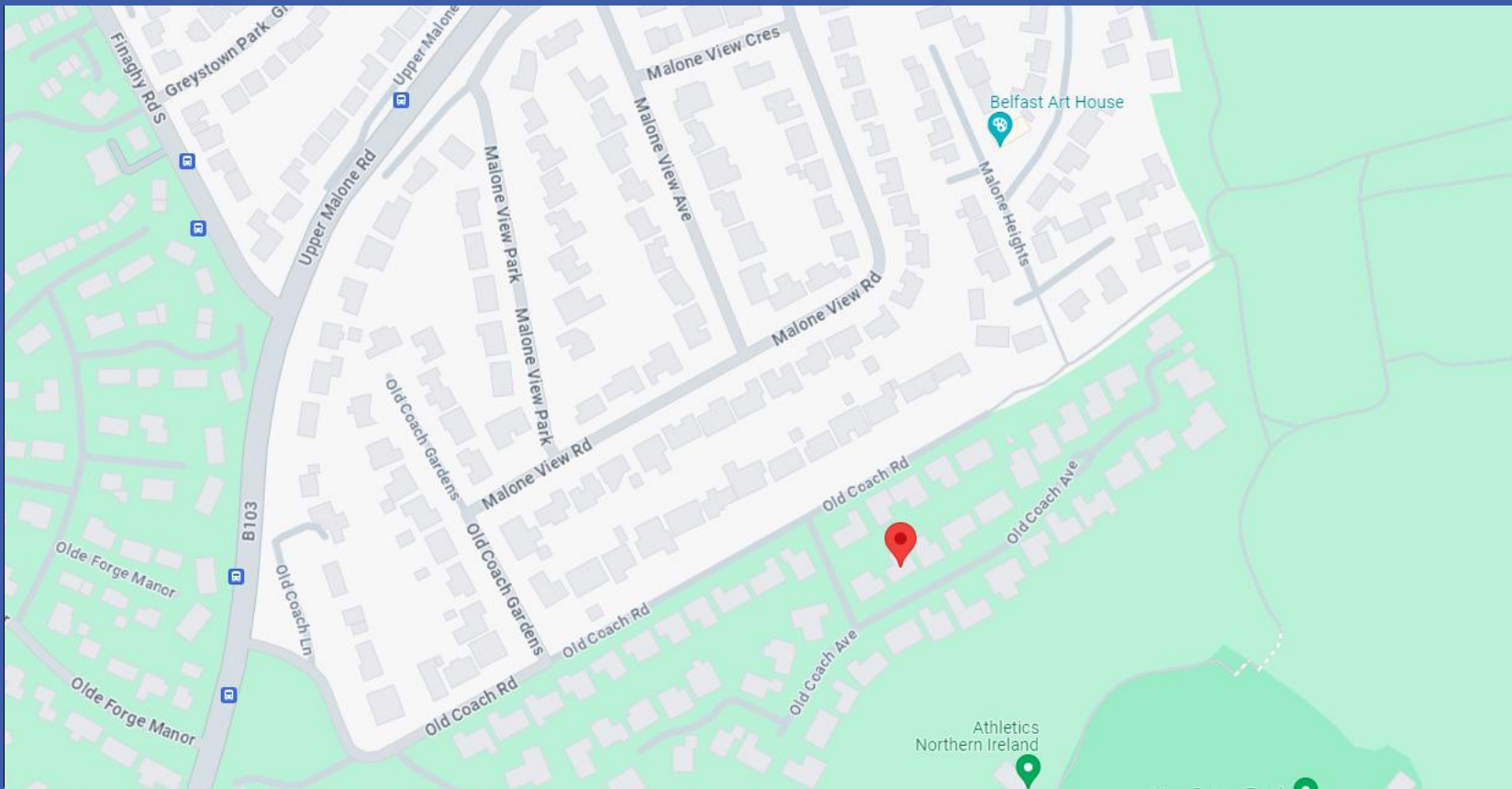






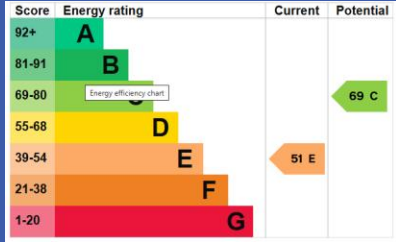






Directions:

Coming out of Belfast on Upper Malone Road, turn left in to Old Coach Road just after the junction at Finaghy Road South and Old Coach Avenue is on the right hand side



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