



## 201 Upper Malone Road, Belfast, BT17 9JX

**Price Guide £399,950**

Situated on an excellent corner site on the Upper Malone Road we are pleased to offer for sale this well presented detached bungalow. The spacious accommodation can be adapted to one's own requirements and currently comprises lounge, dining room, kitchen, conservatory, four bedrooms, bathroom suite & W.C. Externally there is a paved patio benefitting from a south / westerly aspect, front & side gardens in lawn with mature hedging and a large driveway providing ample parking space. Oil fired central heating and PVC double glazing are both in place. Close to leading schools, excellent transport links and convenient to Belfast City Centre this home will appeal to many and therefore internal viewing is highly recommended.

- Well Presented Detached Bungalow In A Highly Desirable Location
- Lounge / Dining Room / Conservatory
- Seperate W.C
- Excellent Corner Site
- Mature Gardens In Lawn To Front & Side, Paved Patio Area To Rear
- Four Good Sized Bedrooms
- White Bathroom Suite
- Oil Fired Central Heating / PVC Double Glazing
- Spacious Driveway Providing Ample Parking Space
- Close To Host Of Amenities Including Lady Dixon, Malone & Dunmurry Golf Clubs, Schools And Transport Networks

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	64
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



**THE ACCOMMODATION COMPRISES**

**RECEPTION HALL**



Hardwood front with glazed panels.

**LOUNGE 14'11" x 11'10" (4.55 x 3.63)**



Bay window. Marble fireplace with wooden mantel, cornice ceiling, stained glass windows.

**DINING ROOM 18'9" x 11'10" (5.72 x 3.63)**



Marble fireplace with wooden mantel. Cornice ceiling

**KITCHEN 14'6" x 13'10" (4.44 x 4.22)**



Excellent range of high and low level units, integrated double oven with 4 ring electric hob, extractor fan, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, recessed spotlighting.

**CONSERVATORY 12'9" x 7'8" (3.89 x 2.36)**



Wooden floor with access to rear.

**BEDROOM ONE 12'11" x 10'9" (3.94 x 3.3)**



Wash hand basin with vanity unit below.



**BEDROOM TWO 11'6" x 8'11" (3.51 x 2.72)**



Wash hand basin with vanity unit below.

**BEDROOM THREE 11'10" x 10'11" (3.63 x 3.33)**



**BEDROOM FOUR 11'3" x 10'11" (3.45 x 3.33)**



Pedestal wash hand basin.

**BATHROOM 11'1" x 7'10" (3.4 x 2.39)**



White suite comprising panelled bath with telephone hand shower, low flush W.C, wash hand basin with vanity unit below, shower cubicle with electric shower, towel rail, fully tiled walls. Built in storage.

**W.C**

Low flush W.C.

**OUTSIDE**

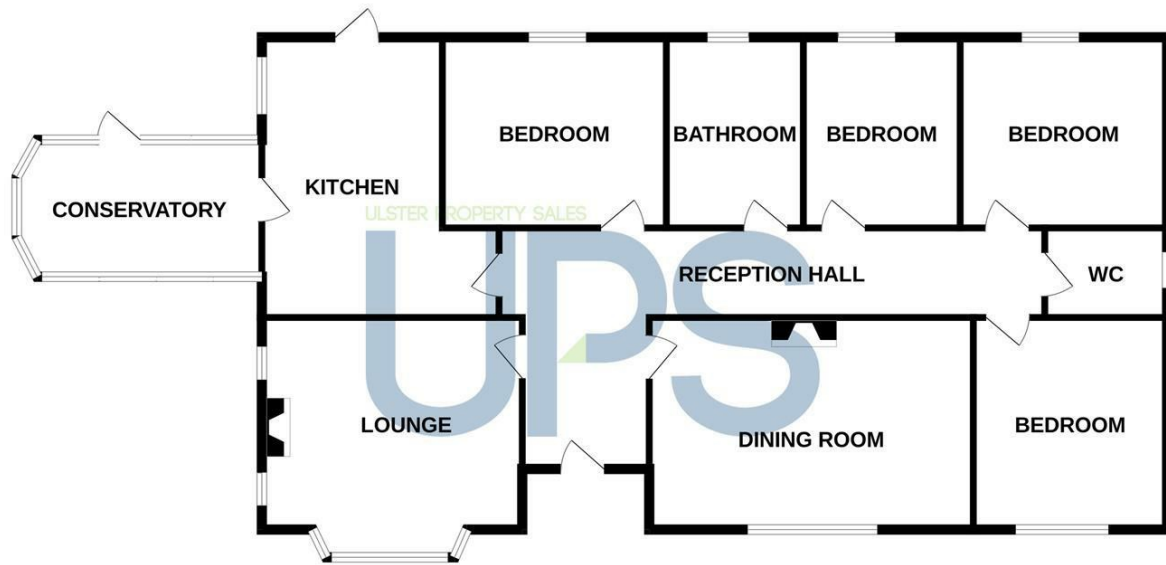


Excellent south facing paved patio area, tarmac driveway providing ample parking space. Landscaped gardens to front & side in lawn.

**DETACHED GARAGE 19'9" x 9'3" (6.02 x 2.82)**

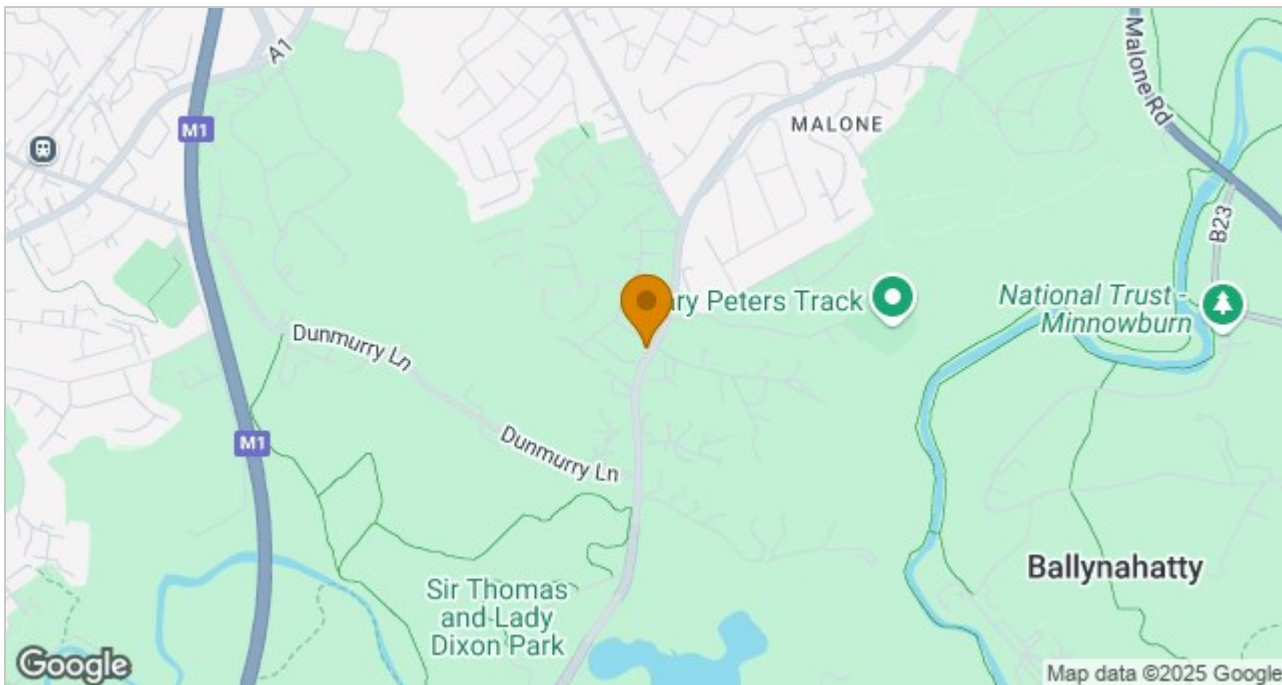
Up & over door. Power & light.

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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