



Set just off the Upper Malone Road this beautifully finished, semi detached home enjoys excellent convenience to many South Belfast amenities including local shops, sports clubs, the Lagan towpath and a variety of leading schools and local Golf Clubs.

The property has been sympathetically extended and renovated and the accommodation briefly comprises; entrance hall, lounge with feature fireplace, open plan modern fitted kitchen with casual living and dining room and twin sliding doors to delightful gardens. There is a hidden utility cupboard and pull out storage units. There are four well proportioned bedrooms, one with ensuite shower room and pleasant south facing garden view, and modern bathroom.

The property offers gas fired central heating and uPVC double glazed windows enhancing the property's low maintenance appeal and is tastefully decorated providing a homely feel.

With nothing to do but move in and enjoy we recommend an internal appraisal at your earliest convenience.

Offers Over
£329,950

72 Greystown Avenue,
BELFAST,
BT9 6UL

Viewing by
appointment
through agent
028 9066 3030

- Stunning, Extended Four Bedroom Semi-Detached Home in Prime Residential Location off Upper Malone Road
- Entrance Hall
- Lounge with Wood Floors and Feature Fireplace
- Open Plan Modern Fitted Kitchen with Large Island Unit, Integrated Appliances and Casual Living and Dining Room
- Hidden Utility Cupboard and Pull Out Storage
- Four Well Proportioned Bedrooms, One with Ensuite
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Delightful Landscaped Rear South Facing Gardens in Lawns with Beds in Shrubs, Trees and Bushes, Large Paved Patio Area and Wooden Shed
- Further Timber Deck with Landscaped Beds
- Driveway Parking and Detached Garage
- Convenient to Many Local Amenities Including Shops, Parks, Cafes, Bars, Schools and Public Transport



The Property Comprises:

Ground Floor

Composite front door with glazing to . . .

ENTRANCE HALL: Solid wood floor, cloaks area.

LOUNGE: 12' 6" x 11' 0" (3.81m x 3.35m) (at widest points). Stone fireplace with cast iron inset and hearth, wooden floor.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING ROOM: 21' 10" x 18' 10" (6.65m x 5.74m) (at widest points). Range of high and low level units, quartz work surfaces, stainless steel sink, glazed splash back, integrated Smeg fridge freezer, integrated Smeg double oven, (top oven is a combined oven, grill and microwave), integrated Smeg dishwasher, integrated larder cupboard and pantry, large island unit with quartz work surface, Elica hob and feature extractor fan, solid wood floor, under unit lighting, twin sliding patio door.





UTILITY CUPBOARD: Plumbed for washing machine, space for dryer, pull-out storage cupboard, gas fired boiler.

First Floor

LANDING:

BEDROOM (2): 11' 1" x 10' 9" (3.38m x 3.28m)



BEDROOM (3): 12' 7" x 11' 7" (3.84m x 3.53m)

BEDROOM (4): 8' 4" x 8' 0" (2.54m x 2.44m)



MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with Crosswater digital shower, panelled bath with hand shower, part tiled walls, heated towel rail, low voltage spotlights, extractor fan.



Telephone 028 9066 3030

www.templetonrobinson.com

Second Floor

LANDING:

BEDROOM (1): 15' 7" x 12' 5" (4.75m x 3.78m) Low voltage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with Crosswater digital shower, part tiled walls, heated towel rail, low voltage spotlights, extractor fan.



Outside

Wooden shed, paved patio, large timber deck and beds. Good sized south facing lawns with beds in shrubs and bushes, boundary hedging and trees. Parking for 1-2 cars.

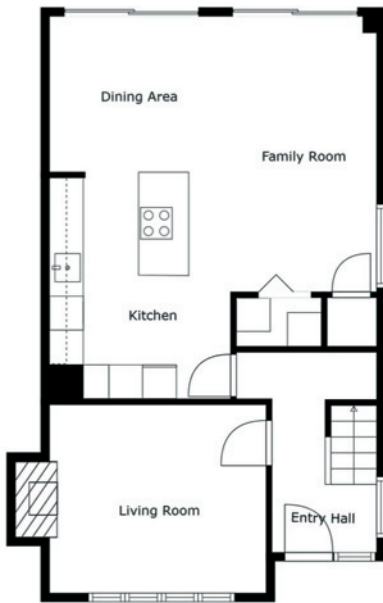
DETACHED GARAGE: 16' 11" x 8' 4" (5.16m x 2.54m) (at widest points). Up and over door.



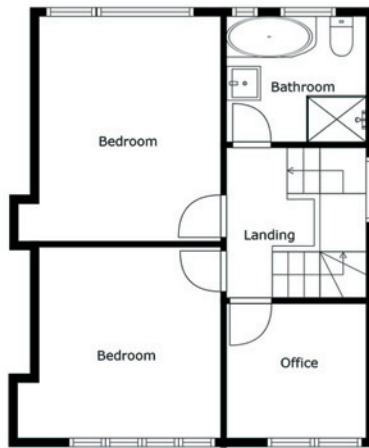
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Location:

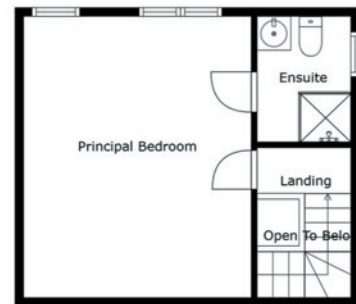
From Malone Road roundabout take Upper Malone Road past Dub Stores and turn right into Greystown Avenue, number 72 is on the left hand side.



Floor 1



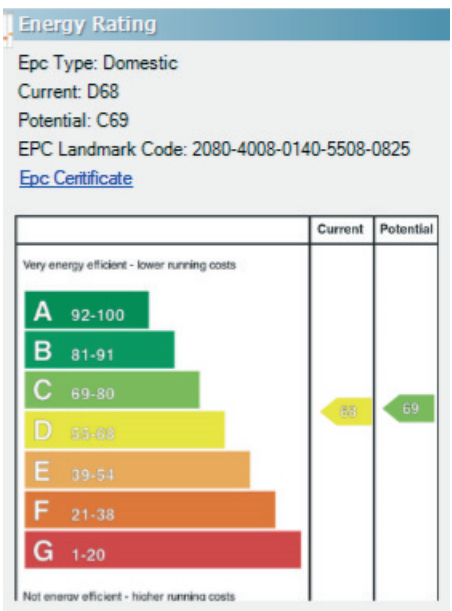
Floor 2



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

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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