



This attractive, detached bungalow occupies a good sized site in this much sought after residential location just off the prestigious Upper Malone Road. The property is extremely deceptive and provides spacious, adaptable accommodation.

The accommodation comprises; entrance hall, lounge, dining room, modern fitted kitchen and sun room. There are three well proportioned bedrooms and a bathroom suite. The previous garage has been converted to a home office and utility space.

Current planning application is underway to create access to two double bedrooms in the current roofspace.

There are delightful landscaped gardens in lawns with hedging and well stocked beds, driveway parking, covered carport and separate garage.

Situated within easy reach of leading schools and local shops, whilst convenient to the city centre and the M1 motorway, this property is in a prime location and can only be fully appreciated on internal inspection. Viewing is highly recommended.

Offers Over
£395,000

26 Malone Heights,
Upper Malone Road,
Belfast,
BT9 5PG

Viewing by
appointment
through agent
028 9066 3030



- Deceptive Detached Bungalow on Delightful Landscaped Gardens
- Entrance Hall
- Spacious Lounge with Feature Fireplace
- Dining Room and Modern Fitted Kitchen
- Sun Room with Access to the Gardens
- 3 Bedrooms (2 with range of built in robes)
- Modern Bathroom
- Oil fired central heating / Majority windows uPVC double glazed
- Excellent Driveway Parking, Covered Car Port and Separate Garage
- Priced to Allow for Modernisation and Updating
- Beautifully Landscaped Surrounding Gardens in Lawns with Beds in Shrubs and Bushes, Hedging and Paved Patio Area
- Close to Many Local Amenities Including; Shops, Public Transport, Golf Clubs & Lady Dixon Park
- Planning for a Rear Dormer & Addition of Internal Staircase

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Cornice ceiling,



CLOAKROOM: Low flush wc, pedestal wash hand basin, uPVC sheeted walls.

LOUNGE: 19' 0" x 12' 10" (5.79m x 3.91m) (at widest points). Mahogany fireplace with marble inset and hearth, cornice ceiling.



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DINING ROOM: 15' 8" x 9' 9" (4.78m x 2.97m) Cornice ceiling, uPVC door to rear.



SUN ROOM: 11' 10" x 7' 9" (3.61m x 2.36m) uPVC doors to rear.



MODERN FITTED KITCHEN: 13' 10" x 9' 9" (4.22m x 2.97m) Range of high and low level units, work surfaces, 1.5 bowl single drainer sink unit, Belling cooker with stainless steel extractor fan above, integrated fridge freezer, Stanley cooker, integrated Bosch dishwasher, spotlights.





INNER HALL: Access to roofspace. There are three rooms in the roofspace accessed by a Slingsby type ladder and a planning application has been submitted to convert bedroom three into a staircase enabling the two upper rooms to be used as formal bedrooms. A plan of the suggested layout is below.



BEDROOM (1): 14' 10" x 8' 11" (4.52m x 2.72m) (at widest points). Built-in units and storage, dressing table.



BEDROOM (2): 14' 0" x 9' 10" (4.27m x 3m) (at widest points). Built-in robe.

BEDROOM (3): 9' 10" x 7' 10" (3m x 2.39m) Access to roofspace.



MODERN BATHROOM: White suite comprising low flush wc, bidet, feature wash hand basin, free standing bath, uPVC sheeted shower cubicle.



Steps to . . .

CONVERTED GARAGE TO HOME OFFICE: 16' 8" x 9' 3" (5.08m x 2.82m) (at widest points).

Electric heating, low voltage spotlights.



UTILITY SPACE: 9' 7" x 6' 8" (2.92m x 2.03m) (at widest points). uPVC door to rear, currently no plumbing.

Outside

Concrete driveway parking accessed via gates to parking, covered car port.

DETACHED GARAGE: 20' 0" x 16' 5" (6.1m x 5m) Up and over door, side door.

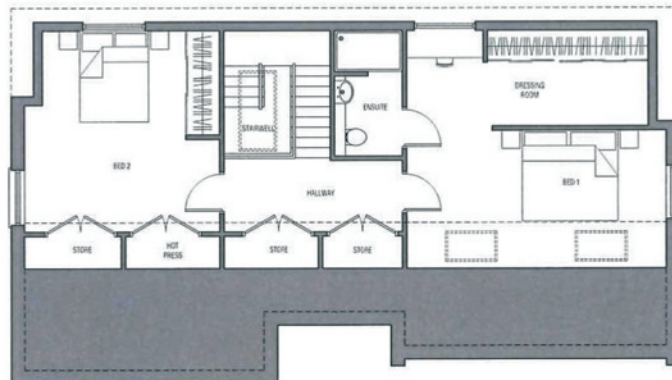
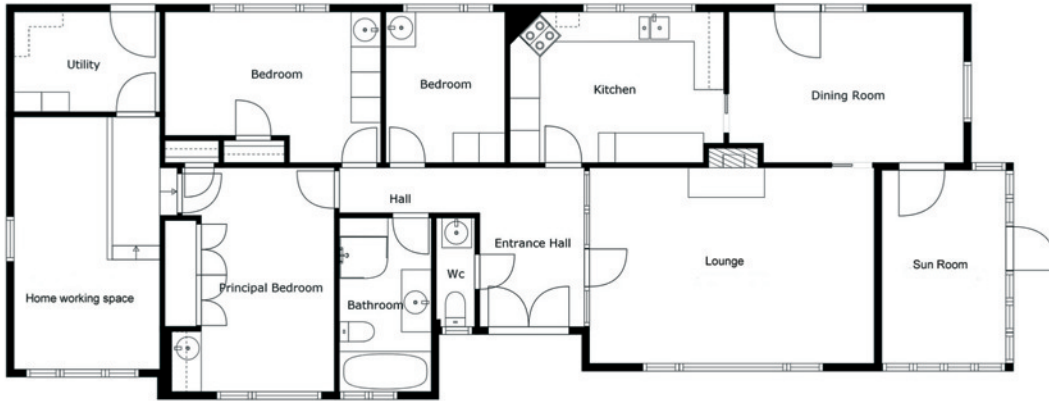
Delightful surrounding gardens in lawns with boundary hedging, paved patio area, summer house.



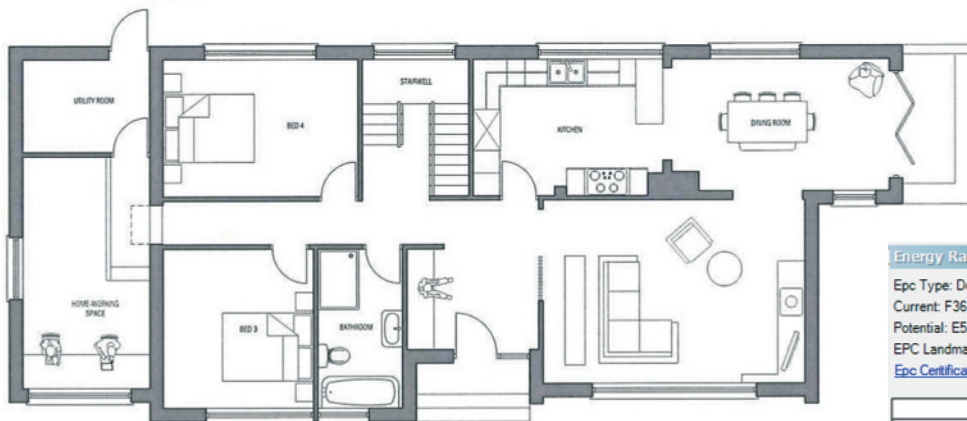
Location:

On the Upper Malone Road going out of Belfast, Malone Heights is on the left hand side after the Dub and before Malone View Road.

Existing floor plan



First Floor



Ground Floor

Indicative Layout (Subject to Planning Approval)

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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Energy Rating	
Epc Type: Domestic	
Current: F36	
Potential: E52	
EPC Landmark Code: 0282-0218-4204-7300-5000	
Epc Certificate	
Very energy efficient - lower running costs	Current
A 92-100	
B 81-91	
C 69-80	
D 55-68	
E 39-54	
F 21-38	36
G 1-20	
Not energy efficient - higher running costs	
	Potential
	52

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