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**25 Old Coach Road**  
Upper Malone Road, Belfast  
BT9 5PR

**Offers Over £475,000**

## 25 OLD COACH ROAD, BT9 5PR

- Detached Bungalow in a Prime South Belfast Location
- Generous Lounge and Separate Dining Room
- Fitted Kitchen Open Plan to Breakfast Area with Separate Utility Room
- 3 Bedrooms Including Master with Ensuite Shower Room
- Family Bathroom
- Double Glazed Windows / Gas Central Heating / Attached Double Garage and Additional Driveway Parking
- Exceptionally Presented Throughout
- Private & Mature Landscaped Gardens with Southerly Aspect 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 attractive detached bungalow is situated on a private, south facing 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 three 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 south facing 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

Double hardwood front door to entrance porch.

**ENTRANCE PORCH** Tiled floor, glazed door with glazed side window to reception hall.

**RECEPTION HALL** Cornice ceiling, shelved hot press, access to roof space (via Slingsby ladder, 42' 10" x 6' 0" (13.06m x 1.83m), 2x Velux windows, light).

**CLOAKROOM** Built in storage.

**LOUNGE 18' 0" x 12' 9" (5.49m x 3.89m)** Glazed double doors from reception hall, feature mahogany fireplace with tiled and granite inset and hearth, cornice ceiling.

**DINING ROOM 12' 9" x 10' 9" (3.89m x 3.28m)** Cornice ceiling.

**KITCHEN WITH BREAKFAST AREA 19' 8" x 15' 11" (5.99m x 4.85m) (@ widest points)** Range of high and low level units, work surfaces, Franke 1.5 bowl single drainer stainless steel sink unit with mixer tap, Bosch 4 ring hob with extractor fan over, eye level Gorenje electric oven and integrated Bosch combination microwave oven, glass display cabinets, Bosch integrated dishwasher, part tiled walls, tiled floor, integrated fridge and freezer, glazed double doors to rear patio.

**UTILITY ROOM 7' 8" x 5' 10" (2.34m x 1.78m)** Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, tiled floor, external access and service door to garage.





**BEDROOM 13' 3" x 12' 8" (4.04m x 3.86m)** With extensive range of built in furniture to include robes, storage, dressing table and chest of drawers.

**ENSUITE SHOWER ROOM** Light coloured suite comprising vanity unit with storage, low flush WC, fully tiled shower cubicle, fully tiled walls, extractor fan.

**BEDROOM 13' 8" x 10' 1" (4.17m x 3.07m)**

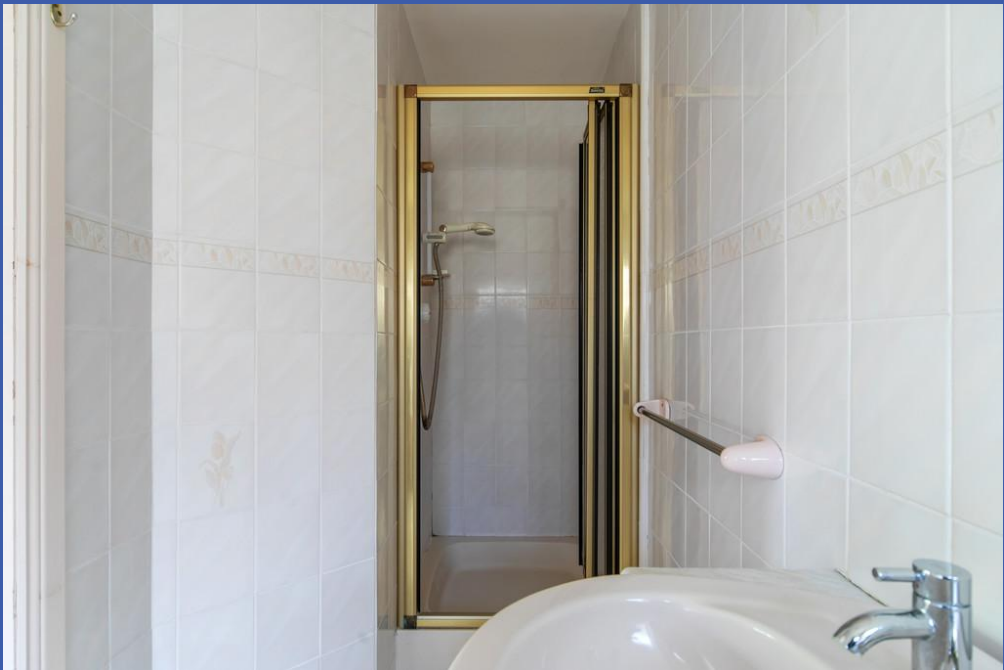
**BEDROOM 12' 9" x 8' 9" (3.89m x 2.67m)**

**BATHROOM** White suite comprising wood panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush WC, fully tiled walls, spotlights and extractor fan.

**OUTSIDE** Quiet cul de sac location with front gardens in lawns, with flowerbeds and planting, paved driveway with parking for several cars leading to integral double garage. Enclosed and private rear garden with southerly aspect in lawns with flowerbeds, mature planting and boundary, sheltered paved patio area.

**INTEGRAL DOUBLE GARAGE 17' 11" x 17' 10" (5.46m x 5.44m)** Twin up and over doors (1 electric remote control), gas fired boiler, power and light.

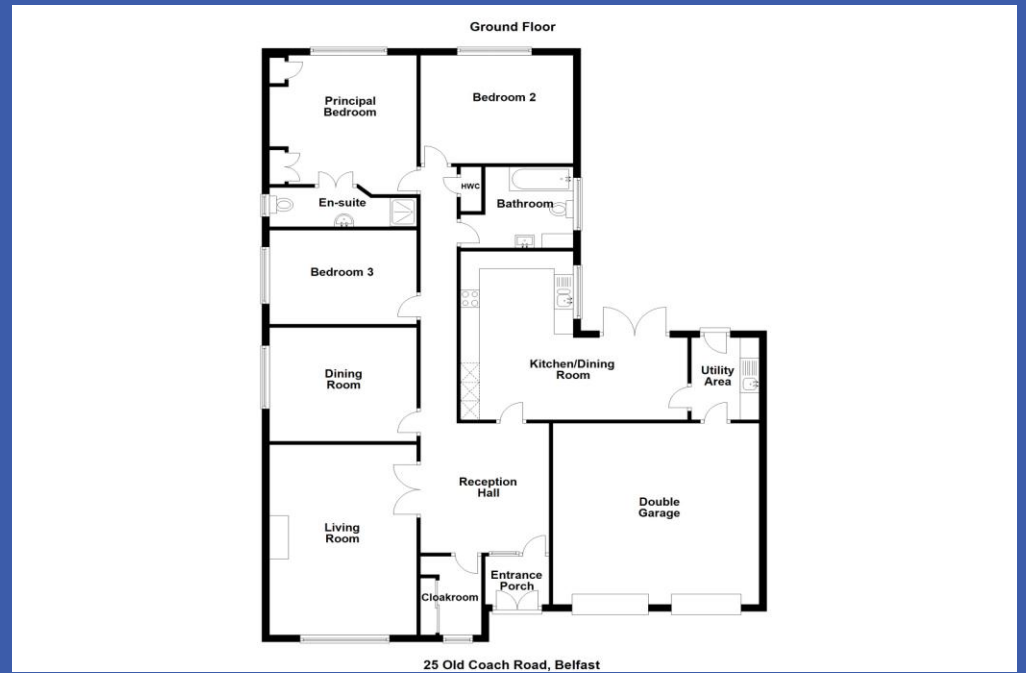


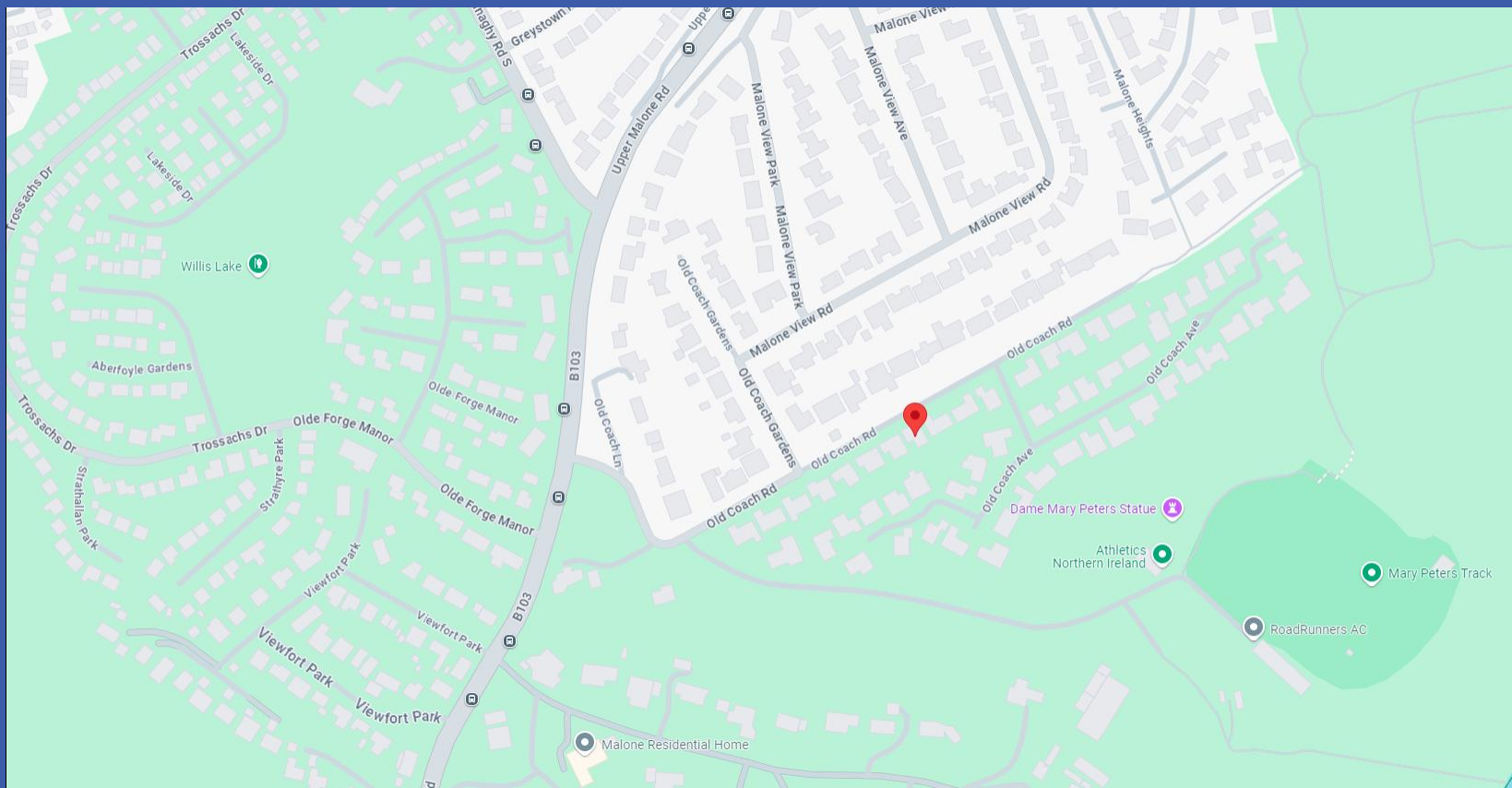












**Directions:**

Coming out of Belfast on Upper Malone Road, turn left in to Old Coach Road just after the junction at Finaghy Road South

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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