



This excellent detached bungalow occupies a beautifully landscaped site in a quiet cul de sac just off the Upper Malone Road. The gardens are delightful and enclosed with good sized lawns. It offers convenience with lots of amenities including shops, transport facilities, the Lagan Towpath, Mary Peter's Track, leading schools and Dunmurry/Malone Golf clubs.

The property offers well presented and adaptable accommodation that is further enhanced by recent updates to wiring, solid wood floors, cornicing and well cared for by the current owner.

Sales in this location have proven to be extremely popular and with all this excellent home has to offer it will have wide ranging appeal to especially families.

Offers Over  
£499,950

17 Old Coach Road,  
Upper Malone,  
Belfast,  
BT9 5PR

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Viewing by  
appointment  
through agent  
028 9066 3030

- Excellent, Well Presented Four/Five Bedroom Bunaglow on Delightful Sized Site
- Entrance Hall with Solid Floor, Good Sized Cloaks Cupboard and Airing Cupboard
- Lounge with Solid Floor and Brick Fireplace
- Sitting Room with Solid Floor
- Solid Wood Kitchen Open plan to Breakfast Room and Casual Living with Access to Rear Garden
- Utility Room
- Four Well Proportioned Bedrooms, One with Ensuite Shower Room
- Main Bathroom
- Gas Heating / Hardwood Double Glazed Windows / Side Wall & Roof Insulation
- Driveway Parking for Several Cars / Double Integral Garage with Electric Doors
- Front Garden in Lawns with Beds, Delightful Rear Garden in Lawns with Beds
- Shops, Transport Facilities, Towpath & Golf Clubs Close By



The Property Comprises:

Ground Floor

Hardwood front door and side panels to:

ENTRANCE HALL: Wood strip floor, LED lights, cornice ceiling, cloaks cupboard, double doors and glazing to:



LOUNGE: 18' 5" x 12' 8" (5.61m x 3.86m) (at widest points). Wood strip floor, low voltage spotlights, cornice ceiling, brick fireplace with gas coal effect fire.



SITTING ROOM: 12' 7" x 12' 4" (3.84m x 3.76m) (at widest points). Wooden floor.



FITTED KITCHEN OPEN PLAN TO BREAKFAST ROOM AND CASUAL LIVING AREA: 22' 6" x 12' 8" (6.86m x 3.86m) (at widest points). Wood range of high and low level units, work surfaces, one and a half bowl stainless steel sink unit, integrated Bosch oven and induction hob, extractor fan over, space for fridge/freezer, part tiled walls, ceramic tiled floor, part wood floor. Hardwood door and glazing to rear, patio doors to private, sheltered, south facing space.



UTILITY ROOM: 8' 9" x 7' 10" (2.67m x 2.39m) Work surfaces, circular stainless steel sink, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, door to side. Low voltage spotlights. Service door to garage.

INNER HALLWAY: Airing cupboard and Worcester gas boiler, access to roofspace (partially floored with light).

PRINCIPAL BEDROOM: 12' 2" x 11' 5" (3.71m x 3.48m) Wooden floor, range of built-in robes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 12' 9" x 12' 1" (3.89m x 3.68m) Wooden floor.



BEDROOM (3): 13' 1" x 9' 9" (3.99m x 2.97m) Laminate wood effect floor, electric fire.



BEDROOM (4): 9' 9" x 9' 8" (2.97m x 2.95m) Wooden floor, built-in robes and dressing table.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower over, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

INTEGRAL DOUBLE GARAGE: 19' 9" x 17' 9" (6.02m x 5.41m) Electric up and over door.

Access to roofspace.

Delightful enclosed rear gardens in lawns with fencing and beds in shrubs and bushes.



Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

Location:

From Upper Malone Road turn left onto Old Coach Road and number 17 is on the right hand side.



THIS FLOORPLAN IS PROVIDED AS AN ILLUSTRATION ONLY.

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](http://www.templetonrobinson.com)

### Energy Rating

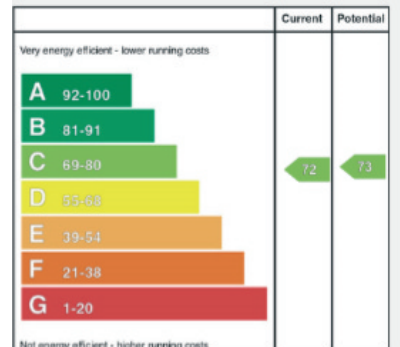
Epc Type: Domestic

Current: C72

Potential: C73

EPC Landmark Code: 2070-0301-4140-4503-1895

[Epc Certificate](#)



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