



## 21 Upper Malone Park, Belfast, BT9 6PP

**Price Guide £190,000**

Excellent mid-terrace home boasting spacious modern accommodation in a much sought after residential area. Ideal accommodation for the young professional couple or family looking for easy to maintain living space convenient to some of the leading Schools Belfast has to offer. Comprising of three bedrooms ( master with ensuite ), modern fitted kitchen, spacious living room, ground floor w.c, and first floor bathroom suite. Further benefits include oil fired central heating, PVC double glazing and off street parking, view now to avoid disappointment.

- Beautifully Presented Mid-Terrace Property
- Modern Kitchen With a Range of Integrated Appliances
- Downstairs W.C And First Floor Bathroom Suite
- Enclosed Patio To Rear
- Ideal Location
- Three Bedrooms ( master with ensuite )
- Spacious Living Area
- Oil Central Heating / Double Glazing
- Paved Driveway
- Early Viewing Is Advised

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		55	68
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE HALL**



Covered entrance porch with double glazed front door.

**LIVING ROOM / DINING ROOM 12'11" x 9'3"  
(3.95 x 2.83)**



Open fire with tiled hearth. Laminate flooring



**KITCHEN 16'8" x 15'5" (5.1 x 4.7)**



Range of high and low level units, formica worksurfaces, concealed underlighting, integrated oven with 4 ring electric hob, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine / dishwasher and tiled flooring. PVC doors leading to garden.

**DOWNSTARIS W.C**

White suite comprising low flush w.c, pedestal wash hand basin, part tiled walls and tiled floor.

**ON THE FIRST FLOOR**



Built in storage.

**BEDROOM ONE 15'5" x 12'1" (4.7 x 3.7)**



Laminate floor.

**ENSUITE**



White suite comprising shower cubicle, low flush w.c, wash hand basin, heated towel rail, extractor fan, fully tiled walls and tiled floor.

**BEDROOM TWO 8'10" x 8'10" (2.7 x 2.7)**



Laminate floor.

**BEDROOM THREE 6'6" x 6'2" (2.0 x 1.9)**



Laminate floor.

**BATHROOM 6'2" x 5'6" (1.9 x 1.7)**



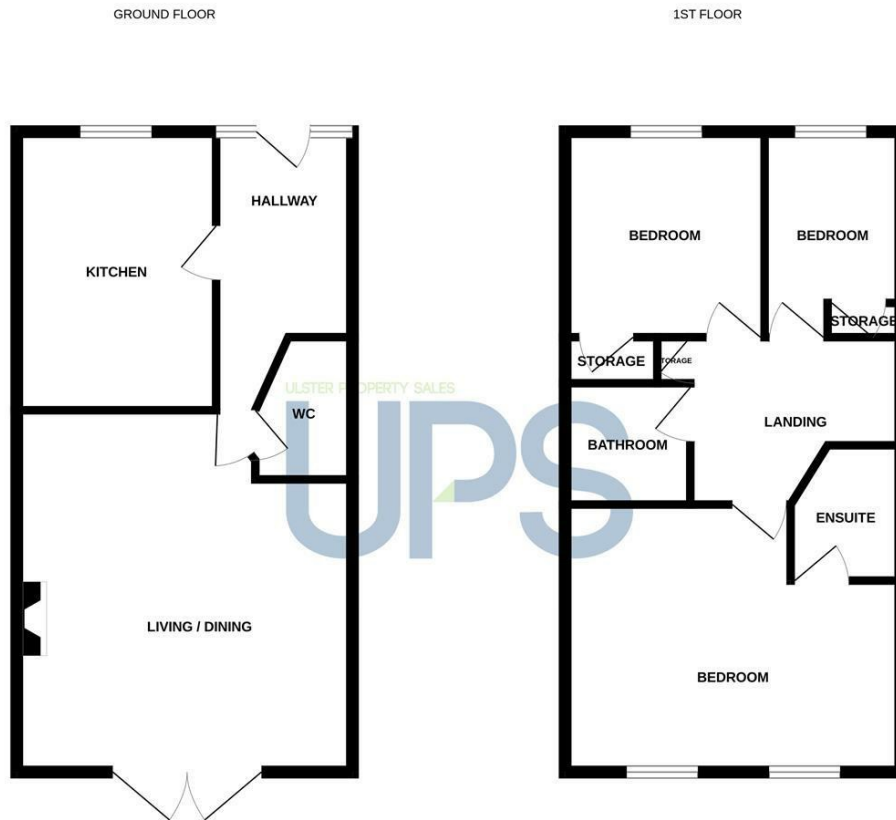
White suite comprising panel bath with electric shower, low flush W.C. pedestal wash hand basin, fully tiled walls and tiled floor.

**OUTSIDE**



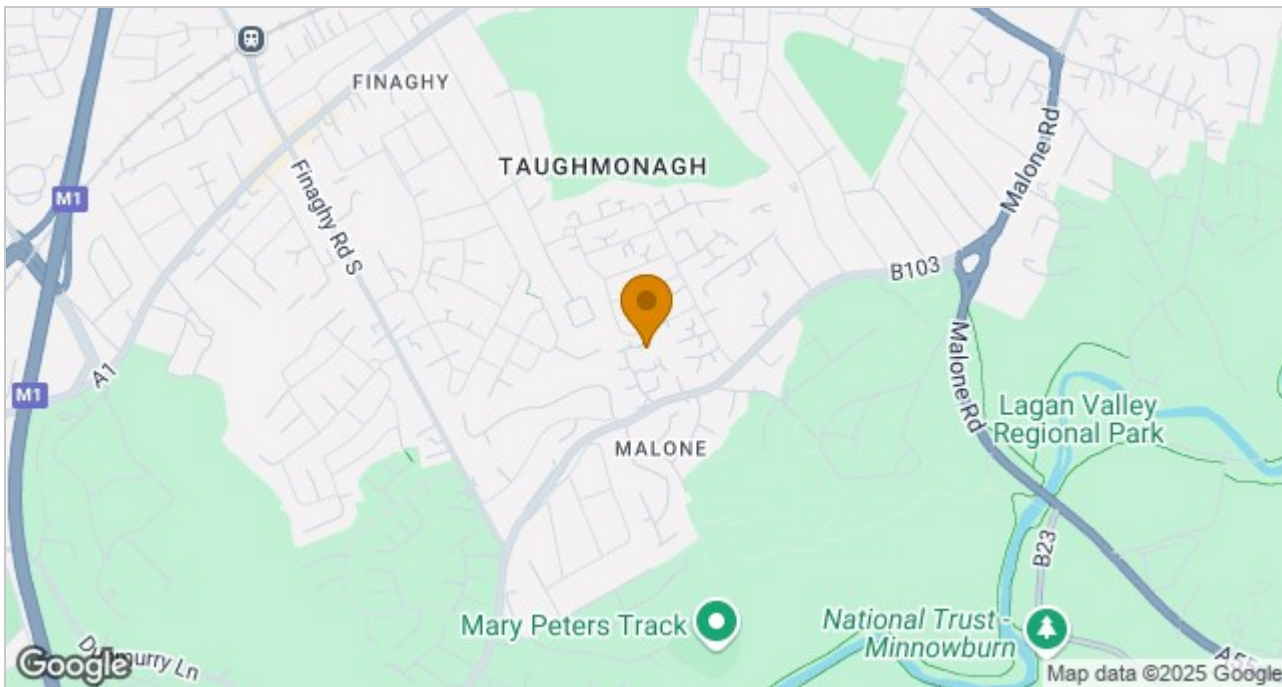
Enclosed patio to rear with paved driveway to front.

# 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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