



Situated on a delightful corner site in a quiet cul-de-sac off the Upper Malone Road, this modern semi-detached home is beautifully presented and offers spacious accommodation.

The layout includes an inviting entrance hall with a cloakroom/WC, a formal lounge with feature fireplace, and an open plan modern fitted kitchen with a range of integrated appliances, dining area and separate utility room. Steps lead to a delightful sitting room with access to the patio.

The property features five spacious bedrooms, including a primary suite with a walk-in dressing room and ensuite, and a second-floor bedroom with walk-in robe and ensuite. A stylish family bathroom completes the accommodation.

There is a high-spec finish throughout. Externally, there are two parking spaces, an enclosed rear garden with a lawn and patio area and a side bin area.

The location is within a short walk from the Dub stores, public transport, and Barnett's Demesne, with Malone, Dunmurry, and Balmoral Golf Clubs close by. The M1 motorway network is also just a short drive away, ideal for those who commute North or South.

Offers Over
£440,000

28 Malone Ridge,
BELFAST,
BT9 5QW

Viewing by
appointment
through agent
028 9066 3030

- Modern Semi-Detached Home in Excellent Corner Site
- High Standard of Finish Throughout
- Spacious Entrance hall with Cloakroom/wc
- Formal Lounge with Feature Fireplace
- Modern Fitted Kitchen with Range of Integrated Appliances Open to Dining Room
- Separate Utility Room
- Sitting Room with Gas Fire and Access to Rear Patio Area
- Five Good Sized Bedrooms, Principal Bedroom with Dressing Room and Ensuite Shower Room, Second with Walk in Robe and Ensuite Shower Room
- Modern Family Bathroom
- Gas Heating / Underfloor Heating / Double Glazed Windows
- Enclosed Rear Gardens in Lawns with Paved Patio Area
- Paved Driveway Parking for Two Cars
- Convenient & Quiet Location Just Off the Malone Road Close to Leading Primary & Secondary Schools



The Property Comprises:

Ground Floor

Composite front door to:

ENTRANCE HALL: Ceramic tiled floor.

CLOAKROOM/WC: Low flush wc, wash hand basin, part tiled walls, ceramic tiled floor, extractor fan.

LOUNGE: 18' 7" x 12' 1" (5.66m x 3.68m) (at widest points). Feature wall-mounted gas fire, ceramic tiled floor.



DINING ROOM OPEN PLAN TO MODERN FITTED KITCHEN: 17' 10" x 12' 10" (5.44m x 3.91m)
Range of high and low level units, marble work surfaces, single drainer stainless steel sink unit, integrated Bosch ovens, Bosch microwave and coffee machine, integrated fridge/freezer, island unit with units, marble work surfaces. Five ring gas hob, stainless steel extractor fan, ceramic tiled floor, low voltage spotlights. Steps to:



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SITTING ROOM: 13' 1" x 12' 3" (3.99m x 3.73m) (at widest points). Wood floor, sliding door to rear, gas fire.



UTILITY ROOM: 7' 8" x 6' 0" (2.34m x 1.83m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, gas boiler, plumbed for washing machine, space for tumble dryer.

First Floor

LANDING:

BEDROOM (1): 15' 6" x 11' 0" (4.72m x 3.35m)

DRESSING ROOM: Range of built-in robes and rails, wood floor.

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



MODERN BATHROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, free standing bath, part tiled walls, ceramic tiled floor, low voltage spotlights, heated towel rail.



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BEDROOM (2): 12' 8" x 10' 2" (3.86m x 3.1m) Wood floor.

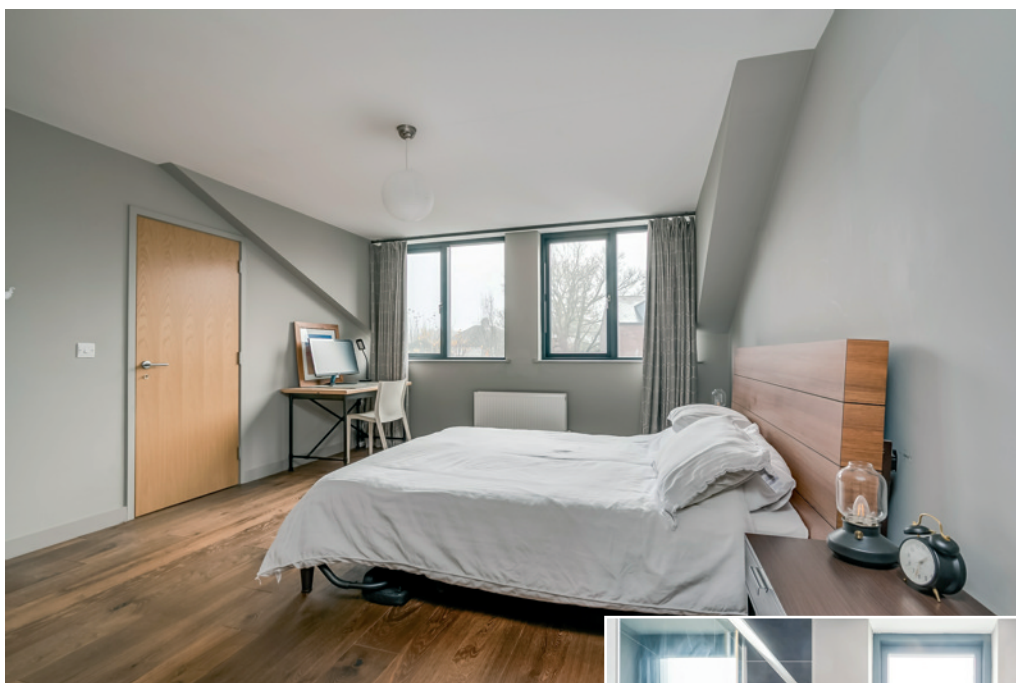


Second Floor

LANDING:

BEDROOM (3): 15' 5" x 12' 10" (4.7m x 3.91m) Wood floor, walk-in robe.

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



BEDROOM (4): 16' 6" x 10' 5" (5.03m x 3.18m)

BEDROOM (5)/STUDY: 12' 7" x 7' 1" (3.84m x 2.16m)



Outside

Rear gardens in lawns with pebbled patio, hedging and trees, wooden shed and further timber and paved area. Bin area.



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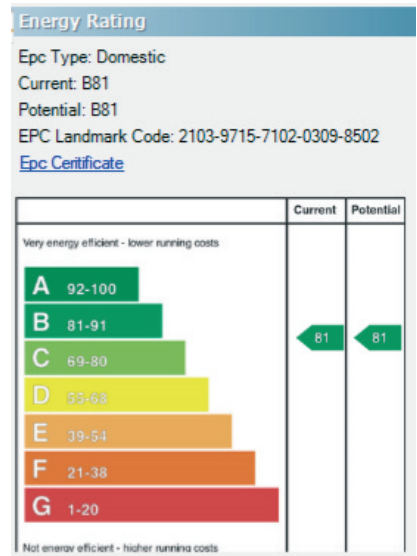
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Location:

From Upper Malone Roundabout take Upper Malone Road then left after the Dub Stores into Fairway Avenue then right at the top into Malone Ridge.



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
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