



Nestled within a lush and mature landscape just off the prestigious Upper Malone Road lies a unique opportunity to own a contemporary family home designed by local renowned architect Thomas O'Hare, celebrated for his work on Grand Designs. This exceptional detached property features four or five bedrooms and generous reception spaces. This home has been meticulously designed offering a thoughtfully planned layout and a mature rear garden.

Conveniently located this luxurious residence is within walking distance of public transport links, local convenience stores at the Dub and picturesque Barnett's Demesne. From here you can explore the scenic Lagan Valley Regional Park and Tow Path, perfect for outdoor enthusiasts. For recreational pursuits, Malone, Dunmurry and Balmoral Golf Clubs are nearby, providing a wealth of options for relaxation and leisure.

Offers Over  
£495,000

4 Malone Ridge,  
Malone,  
BELFAST,  
BT9 5QW

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Viewing by  
appointment  
through agent  
028 9066 3030

- Spacious, contemporary detached five bedroom family home
- Constructed to an exceptionally high standard
- Living room with gas fire
- Modern fully fitted kitchen with breakfast island opening to ample dining and living space with bi-folding doors to garden
- Ground floor wc and utility room
- Five well-proportioned bedrooms, one with luxurious ensuite shower room
- Family bathroom with white suite
- Underfloor heating to ground floor
- Double glazing and gas fired central heating
- Off-street parking
- Private, mature rear garden with excellent degree of privacy, ideal for outdoor entertaining
- Located just off the Upper Malone Road



The Property Comprises:

#### Ground Floor

Aluminium double glazed front door to:

RECEPTION HALL: Polished porcelain tiled floor, part wood panelled walls. Storage under stairs.

DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps, tiled splashback. Polished porcelain tiled floor, extractor fan.



LIVING ROOM: 13' 4" x 12' 4" (4.06m x 3.76m) Wall-mounted gas fire. Outlook to front.



KITCHEN/LIVING/DINING AREA: 19' 2" x 16' 3" (5.84m x 4.95m) Modern fully fitted kitchen with range of high and low level units, quartz stone worktops, integrated CDA dishwasher, built-in CDA double oven and microwave, integrated fridge and freezer. Single drainer sink and a half stainless steel sink unit, mixer taps, pull-out bin. Breakfast island with quartz stone worktops, five ring gas hob, extractor fan above. Polished porcelain tiled floor. Open to ample dining and living space with aluminium bi-folding doors to rear garden. Low voltage spotlights.



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UTILITY AREA: Built-in Worcester gas fired boiler, polished porcelain tiled floor, laminate worktops, built-in high level units.

First Floor

LANDING: Airing cupboard with built-in shelving.

BEDROOM (1): 13' 4" x 12' 4" (4.06m x 3.76m) Part-wood panelled walls.

WALK-IN DRESSING AREA: Built-in shelving.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps, built-in cabinet below. Walk-in shower with chrome overhead shower unit, fully tiled walls, porcelain tiled floor, extractor fan. Low voltage spotlights, chrome heated towel rail.

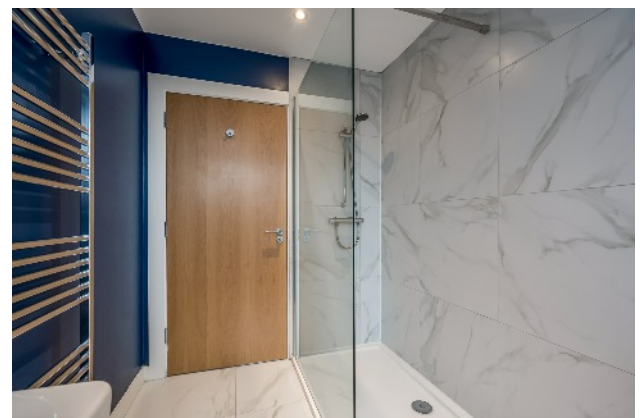




BEDROOM (2): 12' 4" x 11' 6" (3.76m x 3.51m)



BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps, built-in cabinet below, tiled splashback. Walk-in shower cubicle with chrome shower unit, oval bath with chrome mixer taps, porcelain tiled floor, part tiled walls, chrome heated towel rail, extractor fan.



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## Second Floor

LANDING: Velux window.

BEDROOM (3): 16' 7" x 11' 8" (5.05m x 3.56m) Velux window x 2.



BEDROOM (4): 15' 4" x 11' 4" (4.67m x 3.45m)



BEDROOM (5): 11' 1" x 7' 5" (3.38m x 2.26m)





SHOWER ROOM: White suite comprising low flush wc, walk-in shower unit with chrome shower, tiled splashback. Vanity unit, chrome mixer taps, tiled splashback, chrome heated towel rail, porcelain tiled floor, Velux window, low voltage spotlights, extractor fan.



### Outside

Brick paved driveway with off-street parking for two cars. Enclosed rear garden laid in artificial grass. Paved patio area, flowerbeds with bark. Excellent degree of privacy with south-westerly aspect. Water tap to side.



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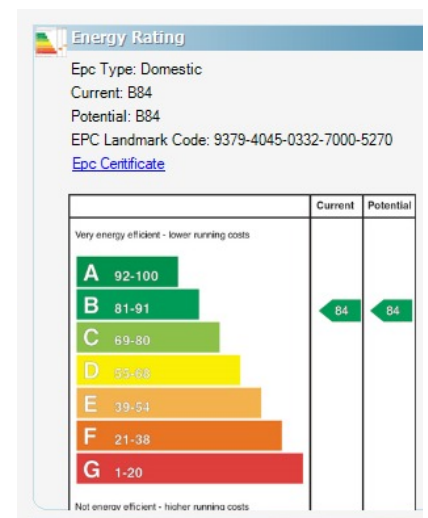
## Location:

Heading out of Belfast on the Upper Malone Road from House of Sport, continue past Playing Fields and Dub Stores. Take the second turn on the left into Fairway Avenue and continue to the top. At T-junction turn right into Fairway Gardens. This is the entrance to Malone Ridge. No. 4 is located on the left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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