



A beautifully presented mid townhouse in a highly sought after and extremely popular residential location off the Upper Malone Road in south Belfast. Conveniently positioned for access to Belfast City Centre by car or bus and with convenient access to the Lagan Valley Regional Park at Upper Malone.

Internally, the property offers bright and spacious accommodation that is modern, ideal for those who want to do very little buy move in and enjoy. Briefly comprising spacious living room with plasma gas fire and patio door access onto the enclosed rear garden, modern fitted kitchen including a downstairs WC. Upstairs has three well proportioned bedrooms, the principal bedroom benefits from a contemporary ensuite shower room in addition to the main bathroom with modern white suite.

In addition the property benefits from double glazed windows throughout, gas central heating, outside garden space rear with driveway parking to the front. Recent sales within the area have been very popular, we strongly recommend an early viewing.

Offers Over  
£225,000

42 Upper Malone  
Gardens,  
Belfast,  
BT9 6LY

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Viewing by  
appointment  
through agent  
028 9066 3030



- Excellent mid townhouse in a quiet and highly sought after location just off the Upper Malone Road
- Spacious lounge and dining area with feature plasma gas fire and double doors onto enclosed rear garden
- Bright, modern fitted kitchen
- Downstairs WC
- Three well proportioned bedrooms, Principal with ensuite shower room and built in wardrobes
- Contemporary family bathroom with white suite
- Gas heating/Double glazing throughout
- Privately enclosed rear garden, Driveway parking to the front
- Perfect first-time buyer opportunity in an extremely popular location, Early viewing recommended

The Property Comprises:

Ground Floor

HALLWAY: uPVC front door, ceramic tiled flooring,



LIVING ROOM: 16' 5" x 15' 6" (5m x 4.72m) Feature gas plasma fire, ceramic tiled flooring, double doors onto enclosed rear garden.



KITCHEN: 12' 7" x 9' 4" (3.84m x 2.84m) Range of high and low level units, built in oven, five ring gas hob and extractor, stainless steel sink with mixer tap, plumbed for washing machine and dishwasher, laminate worksurfaces, uPVC splash back, ceramic floor tiling.



DOWNSTAIRS W.C.: Low flush WC wash hand basin, ceramic floor tiling, extractor fan.



## First Floor

LANDING: Carpeted, slingsby ladder access to floored loft, gas boiler cupboard with shelved storage.

PRINCIPAL BEDROOM: 13' 7" x 10' 3" (4.14m x 3.12m) Laminate wood effect flooring, built in wardrobes.



ENSUITE SHOWER ROOM: Low flush WC, wash hand basin with under storage, walk in corner shower cubicle, heated towel rail, LED mirror, extractor fan.



BEDROOM (2): 9' 1" x 8' 10" (2.77m x 2.69m) Laminate wood effect flooring, built in wardrobe.

BEDROOM (3): 9' 2" x 6' 7" (2.79m x 2.01m) Laminate wood effect flooring.

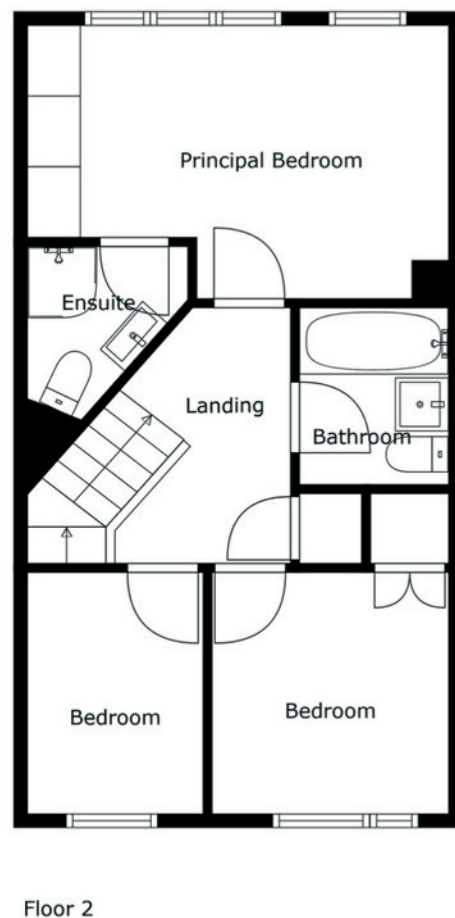
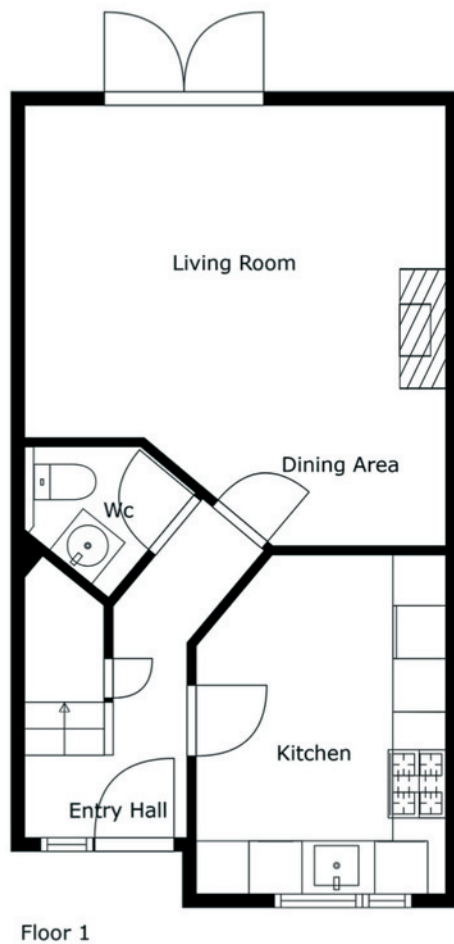


BATHROOM: Low flush WC, wash hand basin with under storage, bath with overhead shower, fully tiled, heated towel rail, extractor fan.



## Outside

Paved patio area, composite shed, outside water tap to front.



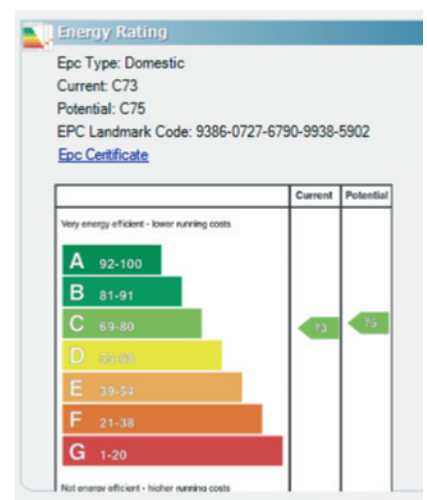
Location:

Off Upper Malone Road after Dub Stores on right hand side from House of Sport.

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

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