



This attractive detached property occupies a generous site in a much sought after residential location just off the Upper Malone Road. The property is in need of modernisation and updating throughout but offers space for extension if required (subject to planning permissions). The accommodation is well proportioned with two reception rooms, spacious kitchen, four bedrooms (one single) and a bathroom with separate wc.

There are lawns to the front, a driveway accessed via gates and attached garage and generous gardens to the rear with hedging, trees and an apple tree, rear and sheltered patio area.

Situated within easy reach of leading schools and local shops, whilst convenient to the city centre and the M1 motorway, this property is in a prime location and can only be fully appreciated on internal inspection. Viewing is recommended.

Offers Over  
£425,000

16 Upper Malone Road,  
BELFAST,  
BT9 5NA

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Viewing by  
appointment  
through agent  
028 9066 3030



- Detached Home with Generous Surrounding Gardens on Prime Upper Malone Road Location
- Entrance Hall with Cloaks Cupboard
- Bright Lounge with Fireplace and Dual Aspect
- Dining Room
- Fitted kitchen with Casual Dining
- Four Well Proportioned Bedrooms (Three Double and One Single)
- Main Bathroom and Separate Wc
- Oil Fired Central Heating and Double Glazed Windows
- Good Sized Lawns to Front and Rear with Hedging, Mature Tree and an Apple Tree
- Driveway Parking and Attached Garage
- In Need of Modernisation Throughout
- Convenient Location Close to Public Transport and a Range of Leading Schools, Local Shops at Dub Stores and Lady Dixon Park

The Property Comprises:

## Ground Floor

uPVC front door and feature glazing to:

ENTRANCE HALL: Cornice ceiling, under stairs storage cupboard.

LOUNGE: 18' 0" x 10' 9" (5.49m x 3.28m) (at widest points). Fireplace with tiled hearth, cornice ceiling.



DINING ROOM: 10' 10" x 10' 9" (3.3m x 3.28m) Cornice ceiling, picture rail, hole in the wall fireplace.

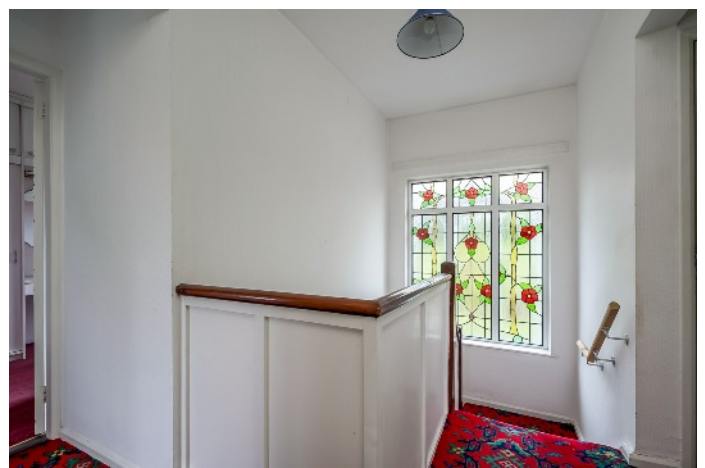


FITTED KITCHEN AND DINING AREA: 14' 5" x 10' 9" (4.39m x 3.28m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, four ring hob, oven, space for fridge/freezer, plumbed for washing machine. Part tiled walls. Door to rear.



First Floor

LANDING: Stained glass windows, access to roofspace via Slingsby ladder.



BEDROOM (1): 11' 5" x 10' 10" (3.48m x 3.3m) (at widest points). Range of built-in robes and dressing table.



BEDROOM (2): 10' 10" x 10' 9" (3.3m x 3.28m) (at widest points).



BEDROOM (3): 10' 9" x 6' 10" (3.28m x 2.08m) (at widest points).

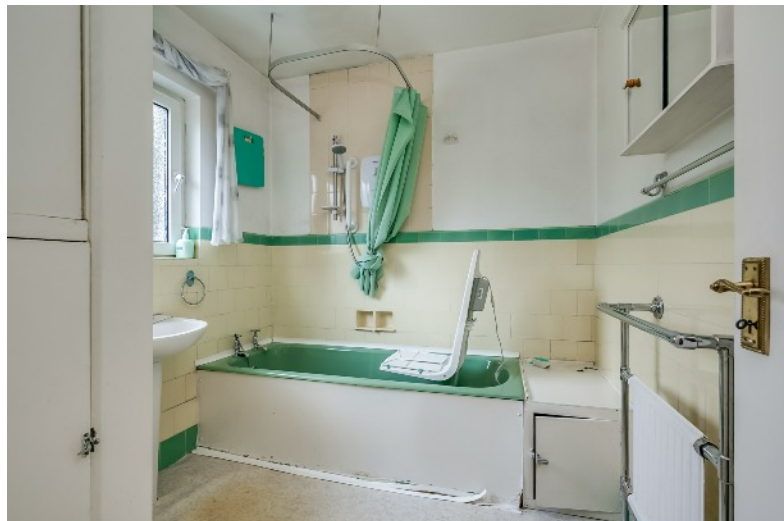


STUDY/BEDROOM (4): 6' 10" x 5' 11" (2.08m x 1.8m) (at widest points).



BATHROOM: Green suite comprising panelled bath with electric shower, white pedestal wash hand basin, part tiled walls, shelved airing cupboard.

CLOAKROOM/WC: Low flush wc, part tiled walls.



## Outside

Front gardens in lawns and hedging, gates to driveway.

Enclosed, good sized gardens in lawns to the rear with hedging and mature trees and an apple tree. Garden stores, uPVC oil tank.

ATTACHED GARAGE: 17' 9" x 8' 4" (5.41m x 2.54m) (at widest points). Up and over door, oil boiler.

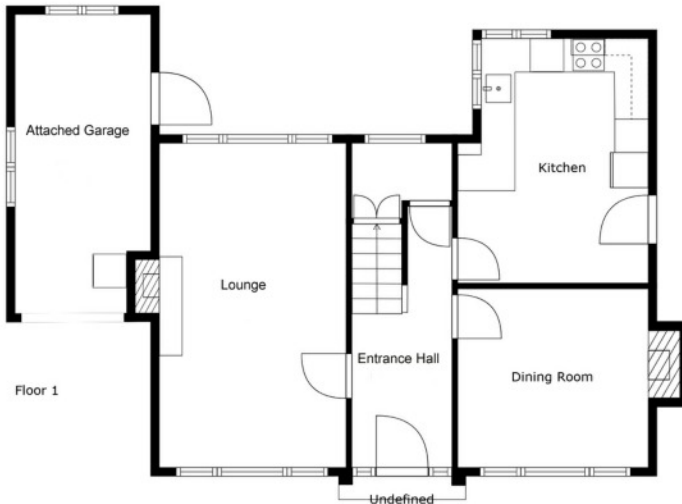


Telephone 028 9066 3030

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Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

## Energy Rating

Epc Type: Domestic

Current: E40

Potential: D60

EPC Landmark Code: 8705-3535-7102-0029-8806

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		60
<b>E</b> 39-54	40	
<b>F</b> 21-38		
<b>G</b> 1-20		

## Location:

From Malone Road roundabout go onto Upper Malone Road and number 16 is on the left hand side before the Dub Stores.

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)

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