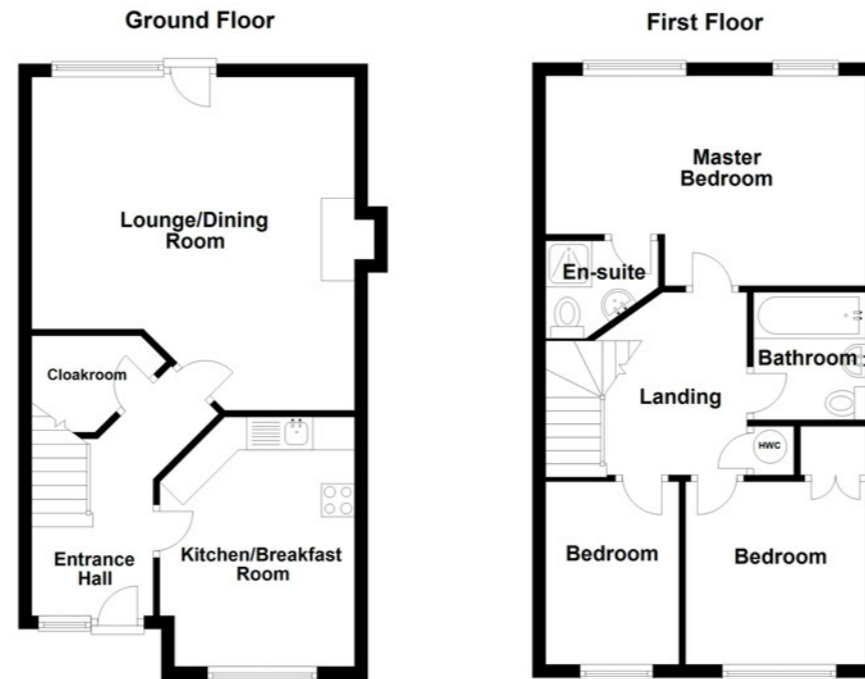


OUTSIDE: Paviour driveway with parking for multiple vehicles to front.
 Enclosed large side storage area. Private paved rear patio garden with
 raised flower beds. Boiler house.

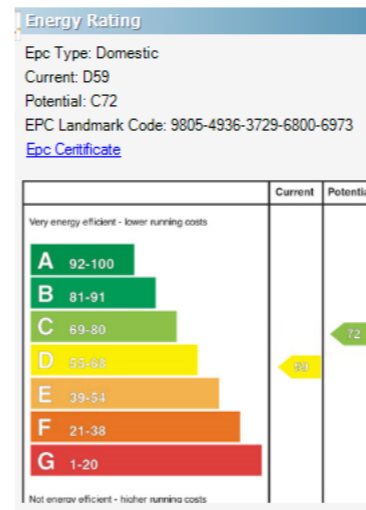
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This plan is for illustrative purposes only.
 Plan produced using PlanUp.

44 Upper Malone Gardens, Belfast



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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This attractive spacious end townhouse occupies a quiet cul-de-sac location tucked away within this ever popular development whilst also being extremely convenient to a host of local amenities including shops at the Dub Stores, transport links and Barnett's Park.

The property offers deceptively spacious well presented accommodation over two floors which is ideally complimented by driveway parking and a rear patio garden. Overall it is ideally suited to cater for modern day living requirements.

Recent sales in this particular development have proven extremely successful and with all this fine home has to offer including value for money it will have wide ranging appeal especially to first time buyers, young professionals and investors. Early viewing is highly recommended so as not to miss out.

Offers Over
£184,950

44 Upper Malone Gardens,
 Off Upper Malone Road,
 BELFAST,
 BT9 6LY

Viewing by
 appointment with
 & through agent
 028 9066 3030

44 Upper Malone Gardens,
Off Upper Malone Road,
BELFAST, BT9 6LY

Property Features

- Attractive Spacious End of Terrace Townhouse within Much Sought After Development
- Reception Hall with Cloakroom/Utility Area Off
- Bright Fitted Kitchen with Breakfast Area
- Generous Lounge with Dining Area & Feature Slate Fireplace
- 3 Well Proportioned Bedrooms Including Master with Ensuite
- Fitted Bathroom with Coloured Suite & Electric Shower
- Ideal Accommodation for Modern Day Living Requirements
- Oil Fired Central Heating/uPVC Double Glazed/Alarm System
- Driveway Parking for Multiple Vehicles/Rear Patio Garden
- Quiet Cul-de-Sac Location with Host of Local Amenities Extremely Close by
- Ideal for Wide Range of Buyers with Early Viewing Recommended
- Stamp Duty Relief Until March 2021

Location:

After Dub Stores off the Upper Malone Road into Upper Malone Park, Upper Malone Gardens is the second on the right.

Property Comprises

Ground Floor

Mahogany effect double glazed uPVC front door with matching side panels to . . .

SPACIOUS RECEPTION HALL: Understairs storage, laminate wood effect floor.

CLOAKROOM/UTILITY AREA:

FITTED KITCHEN WITH BREAKFAST AREA: 12' 7"x 9' 10" (3.84 x 3) (at widest points). Excellent range of high and low level units, formica work surfaces, single drainer stainless steel sink unit with mixer tap, cooker alcove with extractor fan, plumbed for washing machine, ceramic tiled floor, part tiled walls.

LOUNGE WITH DINING AREA: 17' 0"x 15' 6" (5.18 x 4.72) (at widest points). Feature slate fire surround with tiled inset and hearth with Baxi grate, matching laminate wood effect floor, cornice ceiling, uPVC double glazed picture window and French door to rear garden area.

First Floor

LANDING: Matching laminate wood effect floor, built-in shelved hot press with lagged copper cylinder and immersion heater, access to insulated roof space with light.

BEDROOM (1): 16' 0"x 10' 6" (4.88 x 3.2) (at widest points). Matching laminate wood effect floor.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with electric shower, low flush wc, pedestal wash hand basin, half tiled walls and extractor fan.

BEDROOM (2): 9' 2"x 9' 0" (2.79 x 2.74) (at widest points). Double built-in wardrobe, matching laminate wood effect floor.

BEDROOM (3): 9' 0"x 6' 9" (2.74 x 2.06) (at widest points). Built-in wardrobe, matching laminate wood effect floor.

BATHROOM: Coloured three piece suite comprising wood panelled bath, pedestal wash hand basin, low flush wc, half tiled walls and dado rail.

