



This beautiful end townhouse occupies an excellent location within this extremely popular development and is only a stone's throw from many local amenities including Dub Stores, Barnetts Park and public transport links.

The property is spacious and has been upgraded throughout offering bright, well-presented accommodation leaving very little to do but move in and enjoy. Briefly comprising generous lounge with wood burning stove, luxury fitted kitchen with integrated appliances, three bedrooms; Large principal bedroom with ensuite shower room to compliment the family bathroom, one double bedroom currently used as a nursery and a single bedroom currently used as a home office.

Additionally, there is a delightful rear garden with patio area, a perfect place to relax or entertain, oil central heating and double glazing throughout. Recent sales in this particular development have proved extremely desirable and should appeal to a wide range of buyers to include first time buyers or growing families. Early viewing is highly recommended.

Offers Over
£219,950

46 Upper Malone
Gardens,
Belfast,
BT9 6LY

Viewing by
appointment
through agent
028 9066 3030

- Stunning end townhouse in an extremely popular location just off the Upper Malone Road
- Bright lounge with wood burning stove and patio door access to enclosed rear garden
- Luxury fitted kitchen with integrated appliances and dining area
- Downstairs WC
- Three well proportioned bedrooms; Principal with ensuite shower room
- Contemporary family bathroom with white suite
- Oil central heating/Double glazing throughout
- Driveway parking to the front
- Enclosed rear garden with paved patio area and raised flower beds
- Offering spacious accommodation throughout, ideal for first time buyers or growing families
- Early viewing is highly recommended



The Property Comprises:

Ground Floor

uPVC front door to . . .

HALLWAY: Laminate wood effect flooring.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin in vanity unit, extractor fan.



LIVING ROOM: 16' 4" x 15' 5" (4.98m x 4.7m) (at widest points). Feature wood burning stove, laminate herringbone effect wooden flooring, patio door to enclosed rear garden.



Telephone 028 9066 3030
www.templetonrobinson.com

KITCHEN: 12' 5" x 9' 5" (3.78m x 2.87m) Luxury fitted kitchen comprising range of high and low level units, built-in oven, ceramic hob, stainless steel extractor fan, integrated fridge freezer, dishwasher and washing machine, formica work surfaces, Lamona sink unit with mixer tap, laminate herringbone effect flooring.



First Floor

LANDING: Slingsby ladder to roofspace, hotpress with shelved storage, carpeted.

PRINCIPAL BEDROOM: 15' 9" x 10' 3" (4.8m x 3.12m)
Carpeted.

ENSUITE SHOWER ROOM: Comprising low flush wc, floating wash hand basin, walk-in corner shower unit with Aquastream electric shower, tiled floor, part tiled walls, chrome heated towel rail, recessed lighting, extractor fan.



Telephone 028 9066 3030
www.templetonrobinson.com

BEDROOM (2): 8' 10" x 8' 10" (2.69m x 2.69m) Built-in wardrobe, carpeted.



BEDROOM (3): 9' 0" x 6' 3" (2.74m x 1.91m) Built-in wardrobe, carpeted.



BATHROOM: 6' 4" x 5' 7" (1.93m x 1.7m) Three piece suite comprising low flush wc, wash hand basin, bath with overhead shower, chrome heated towel rail, fully tiled, recessed lighting.



Outside

Enclosed rear garden with stone patio area, raised bedding with mature shrubs and palm tree, wooden shed.

Service Charge

£150 per annum

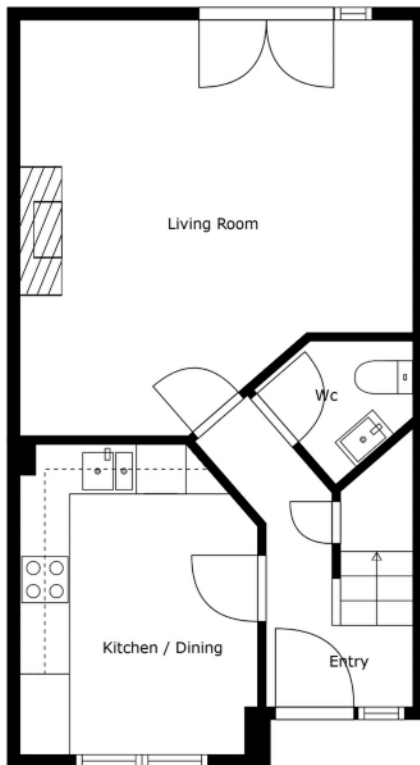


Telephone 028 9066 3030

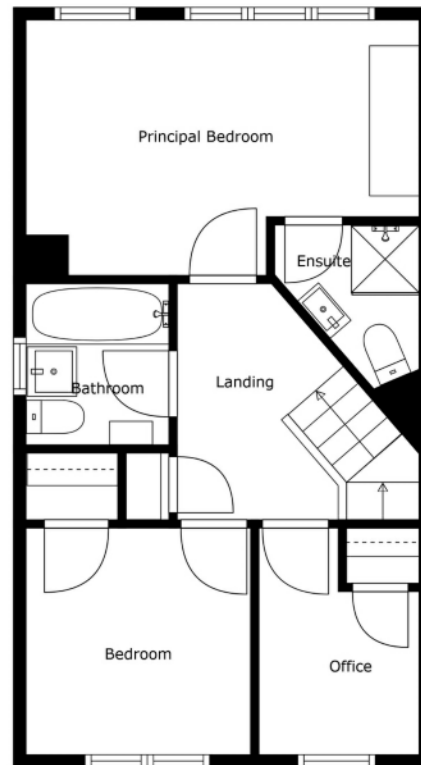
www.templetonrobinson.com

Location:

Heading out of town on the Upper Malone Road, past Dub Stores turn right into Upper Malone Park.



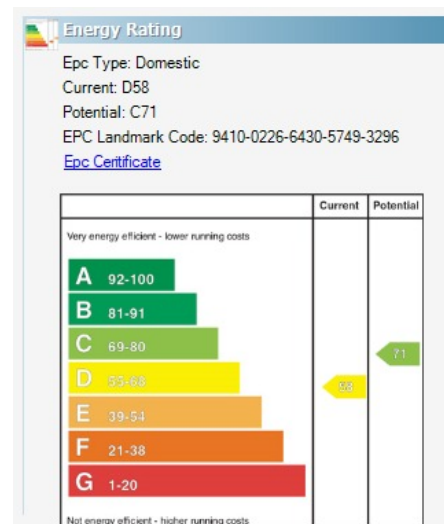
Floor 1



Floor 2

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
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.