



## 16 Old Forge Manor, Belfast, BT10 0HY

### Price Guide £650,000

This excellent detached home is located in the quiet Old Forge development just off the Upper Malone Road. The spacious accommodation extends to approx. 1800 sq ft, ideal for the growing family. On the ground floor there is an inviting reception hall leading to large lounge with feature fireplace, living room, kitchen open plan to dining area and shower room / W.C. On the first floor there are four generous bedrooms (master with en-suite) family bathroom and excellent family room which could also be used as an additional bedroom if required. Externally the property is situated on a large, corner site and benefits from private gardens in lawn along with a decked patio ideal for entertaining. There is also an attached double garage and a large driveway providing ample off-street car parking. Oil fired central heating and PVC double glazing are both in place. Located in close proximity to many leading schools, amenities and good transport links, this is an excellent opportunity for the growing family to acquire a detached property in a much sought after location.

- Detached Family Home In A Sought After Residential Location
- Large Lounge With Feature Fireplace & Living Room
- Ground Floor W.C / Shower Room
- Family Bathroom Suite
- Corner Site With Enclosed Gardens In Lawn & Decked Patio Area
- Generous Living Accommodation Extending To Approx. 1800 sq. ft.
- Kitchen Open Plan To Dining Area
- Four Excellent Bedrooms (Master With En-suite) & Additional First Floor Family Room
- Attached Garage & Excellent Driveway Providing Ample Parking
- Close Proximity To Leading Schools, Transport Links & Parks

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

PVC front door with glass panelling.

**RECEPTION HALL**



Wooden floor.

**LOUNGE 23'7" x 12'5" (7.2 x 3.8)**



Brick fireplace with multi fuel stove which is connected to the radiators and is a second option of central heating. Wooden floor.

**LIVING ROOM 12'1" x 10'2" (3.7 x 3.1)**



Wooden floor.

**KITCHEN / DINING 28'6" x 10'9" (8.7 x 3.3)**



Excellent range of high and low level units, Rangemaster ceramic white sink, extractor fan, plumbed for dishwasher, part tiled walls, tiled floor, PVC double doors to garden.



**W.C / SHOWER 8'6" x 6'2" (2.6 x 1.9)**



Low flush W.C, shower enclosure.

**ON THE FIRST FLOOR**

Storage off landing.

**MASTER BEDROOM 21'11" x 12'1" (6.7 x 3.7)**



Sliding robes.

**ENSUITE**



Low flush W.C, wash hand basin, shower enclosure. Fully tiled walls, tiled floor.

**BEDROOM TWO 11'5" x 8'10" (3.5 x 2.7)**



**BEDROOM THREE 10'9" x 8'10" (3.3 x 2.7)**



**BEDROOM FOUR 12'5" x 11'9" (3.8 x 3.6)**



**FAMILY ROOM / BEDROOM FIVE 19'8" x 19'8"  
(6.0 x 6.0)**



Fireplace with wooden surround.

**BATHROOM**



Low flush W.C, pedestal wash hand basin,  
bath.

**GARAGE 19'8" x 19'8" (6.0 x 6.0)**

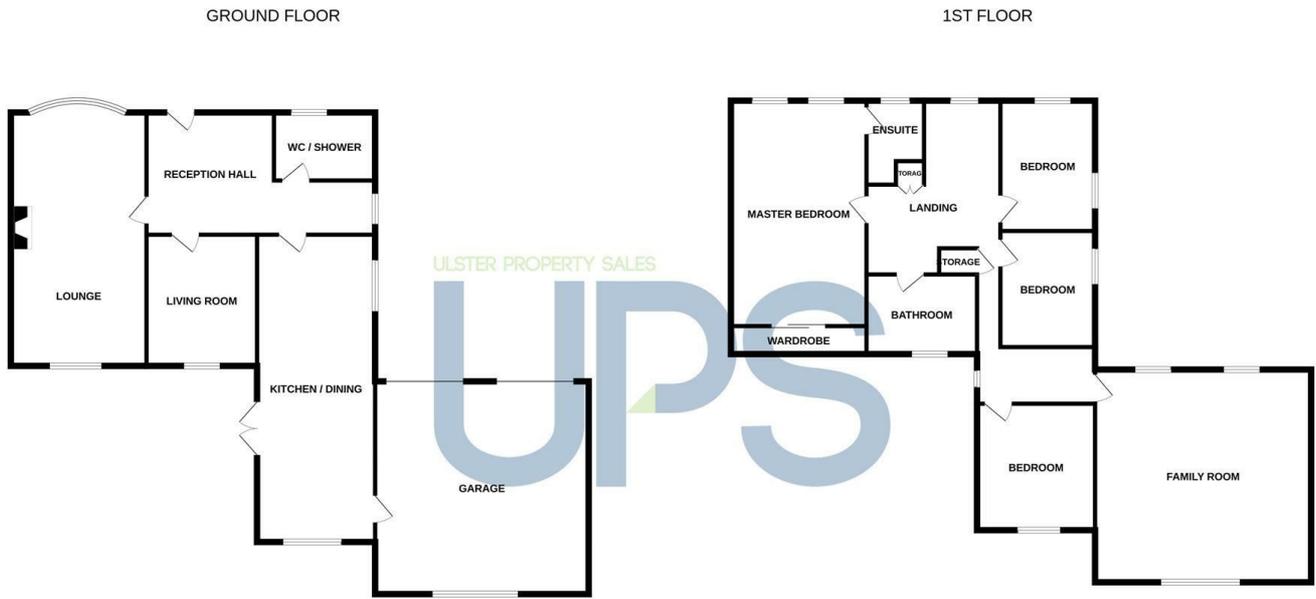
**OUTSIDE**



Enclosed gardens in lawn, large decked  
patio area. Spacious driveway with off  
street parking.

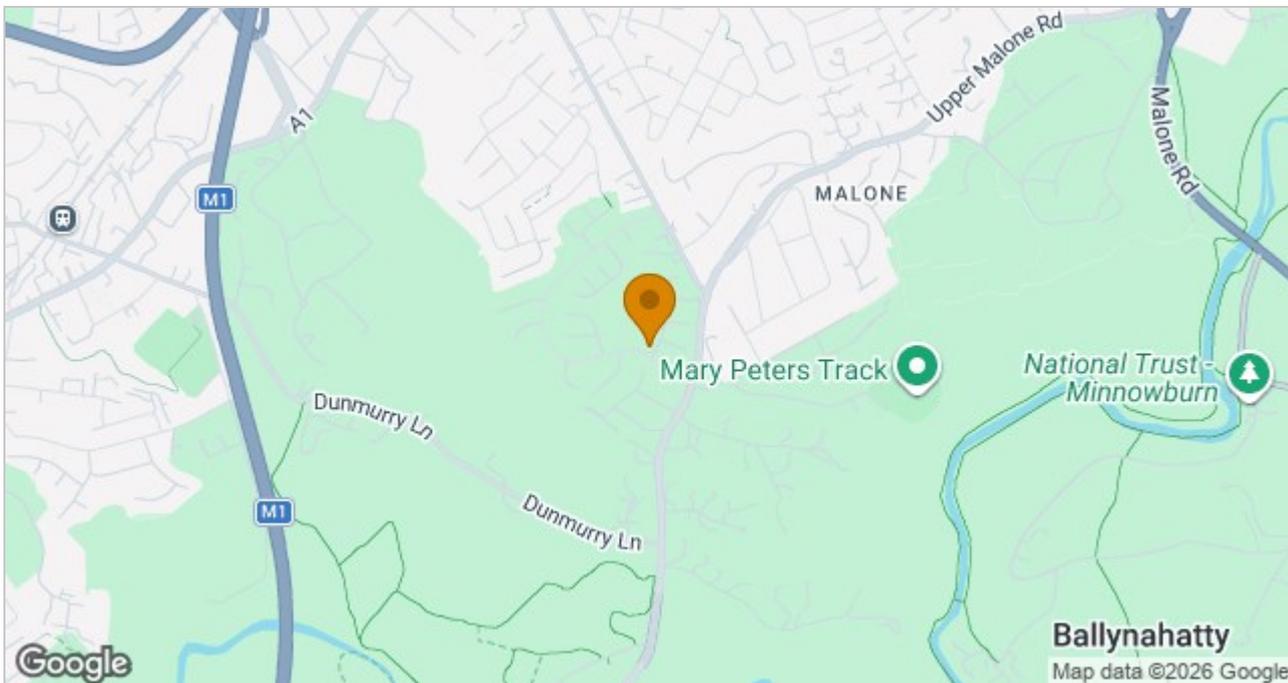


## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark