

**28 UPPER MALONE PARK,
UPPER MALONE,
BELFAST,
BT9 6PP**



- ❑ **A Modern Town-house off Upper Malone Road with Off Street Parking**
- ❑ **Living room with Open Fire, doors leading to Private Gardens**
- ❑ **Modern Fully Fitted Kitchen with Dining Space**
- ❑ **Downstairs Cloakroom and first Floor Bathroom**
- ❑ **Three Bedrooms, Master with En-Suite**
- ❑ **Oil Fired Central Heating**
- ❑ **Double Glazed Windows, UPVc**
- ❑ **Recently Decorated & Wooden Floors mostly through the House**
- ❑ **Enclosed Garden Space with Garden Pod**
- ❑ **Popular Location, Sought After Development**

Offers Around:£265,000

Situated in the heart of highly sought-after Upper Malone, this exceptional modern townhouse offers stylish, turnkey living in one of Belfast's most prestigious residential locations. Combining elegant design with practical family space, this beautifully presented home is finished to an exacting standard throughout.

The property boasts a bright open-plan kitchen with dining area, separate living area, thoughtfully designed for both everyday living and entertaining. Floor-to-ceiling glazed door flood the space with natural light while providing seamless access to the rear garden space. The sleek, contemporary kitchen features high-spec integrated appliances, quality cabinetry, and a dedicated dining space.

Upstairs, well-proportioned bedrooms offer comfort and versatility, including a luxurious principal suite complete with wardrobes and a modern en-suite shower room. A stylish family bathroom, finished with premium tiling and fittings, serves two further additional bedrooms.

Externally, the property continues to impress. The private, south-facing rear garden has been professionally landscaped for low-maintenance enjoyment and features a superb, fully insulated garden pod. Ideal as a home office, gym, studio or guest accommodation, the pod is wired for power and light, creating a flexible additional living space perfectly suited to modern lifestyles.

Ground Floor

HALLWAY:

Wooden flooring with UPVc front door. Understairs storage.

CLOAKROOM/UTILITY AREA

Comprising of Low flush WC, was hand basin, extractor fan and washing machine& tumble dryer.

MODERN FITTED KITCHEN: 12' 0" x 9' 0" (3.66m x 2.74m)

Recently renovated, comprising of high and low level units, built in induction 'AEG' hob and 1.5 oven. Black single sink with drainer and formica work top with matching splash back. Integrated fridge/freezer and dishwasher. Antico style flooring and low voltage lighting.

LIVING ROOM: 16' 0" x 15' 0" (4.88m x 4.57m)

Wooden flooring, open fireplace with marble surround and matching hearth. UPVc back door leading to rear gardens.



First Floor

LANDING:

Staircase leading to first floor , wooden flooring and carpet.

Access to roof-space.

BEDROOM (1): 15' 0" x 9' 11" (4.57m x 3.02m)

Wooden flooring and robes.

En-suite comprising of a corner shower with panelling, 'Triton' shower, shower door, wash hand basin, low flush W/C. Extractor fan and wooden flooring.



BEDROOM (2): 12' 0" x 9' 0" (3.66m x 2.74m)

At widest point, double built in robe and wooden floors.

BEDROOM (3): 9' 0" x 6' 0" (2.74m x 1.83m)

Wooden floor and built in robe.

BATHROOM:

Comprising of panel bath with 'Aqualisa' shower overhead, shower screen, wash hand basin with vanity unit. Low flush W/C. Panelling and wooden floors.



Outside

GARDEN POD: 11' 0" x 9' 10" (3.35m x 3m)

Gardens and driveway to the front and paved to the rear. Garden pod with electric and power.

UPVc oil tank. Boiler house.

LOCATION

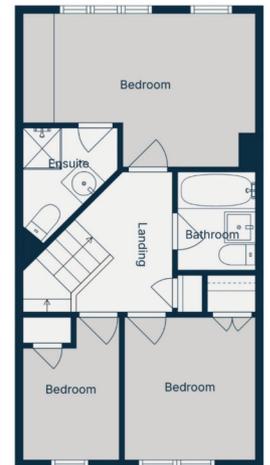
Driving along Malone Road after the House of Sport round-about. Turn right into Upper Malone Park. NO 28 is on your left hand side.



Rates: £1,391/per annum
Viewings by appointment.



1st Floor



2nd Floor