



39 Upper Malvern Road, Cairnshill Road, Belfast, BT8 6XN

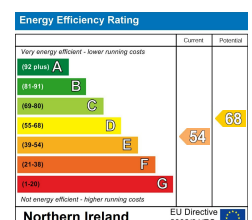
Asking Price £179,950

Upper Malvern is always a popular address within the South East Belfast area with its excellent selection of shops, parks, schools and transport links all found within walking distance of your front door. There is also an excellent selection of arterial routes in and around the Belfast area, making the morning commute that much easier.

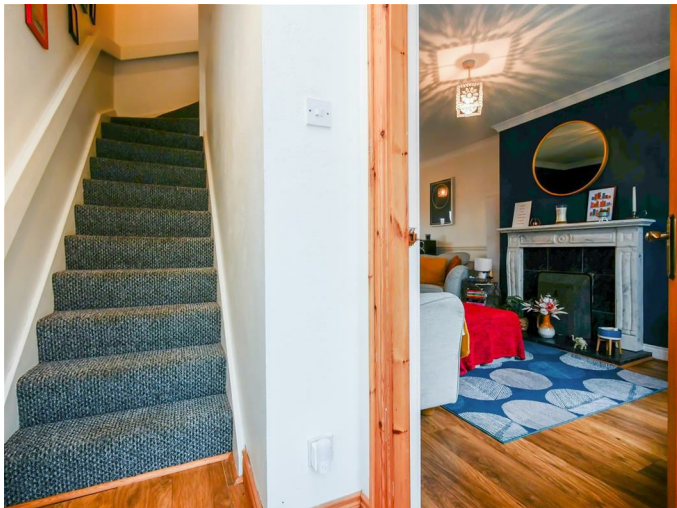
The property itself is a beautiful semi-detached home that comprises of three bedrooms, open plan kitchen / living / dining room and white bathroom suite on the first floor. The property also benefits from oil fired central heating and upvc double glazing throughout. Externally there is a garden area to the front with laid lawn, private driveway with off street parking for at least two cars, and an enclosed rear garden with patio area and laid lawn. The rear garden also benefits from having a westerly aspect which captures the afternoon and evening sun and is perfect for entertaining.

A fantastic home with little to do other than adding your own personal touches, this will make someone a fantastic first time purchase and / or investment. Viewings are available on request now!

- Beautiful Semi-Detached Home
- Open Plan Ground Floor Layout
- Modern Fitted Kitchen
- Oil Heating / Double Glazed
- Off Street Parking
- Three Bedrooms
- Lounge open to Dining Area
- White Bathroom Suite
- Enclosed Rear Garden
- Excellent First Time Purchase / Investment



Entrance Hall



Glazed upvc front door opens onto entrance hall with laminate flooring.

Lounge



Lounge open to dining area. Fireplace with tiled hearth and inset, and marble effect mantelpiece. Laminate flooring. Access to under-stair storage.

Dining Area



Laminate flooring.

Modern Fitted Kitchen



Modern fitted kitchen with a selection of upper and lower level 'shaker' style units complete with wooden effect counter tops, stainless steel sink with drainer, electric oven with four ring hob and overhead stainless steel extractor fan. Plumbed for washing machine. Part tiled walls and tiled flooring.

First Floor

Bedroom 1



Spacious double bedroom with laminate flooring.

Bedroom 2



Access to hot press with additional built-in storage. Laminate flooring.

Bedroom 3



Laminate flooring.

White Bathroom Suite



White bathroom suite comprising of panelled bath with stainless steel taps, pedestal wash hand basin, low flush w.c and corner shower cubicle. Fully tiled walls and tile effect vinyl flooring.

Property Front

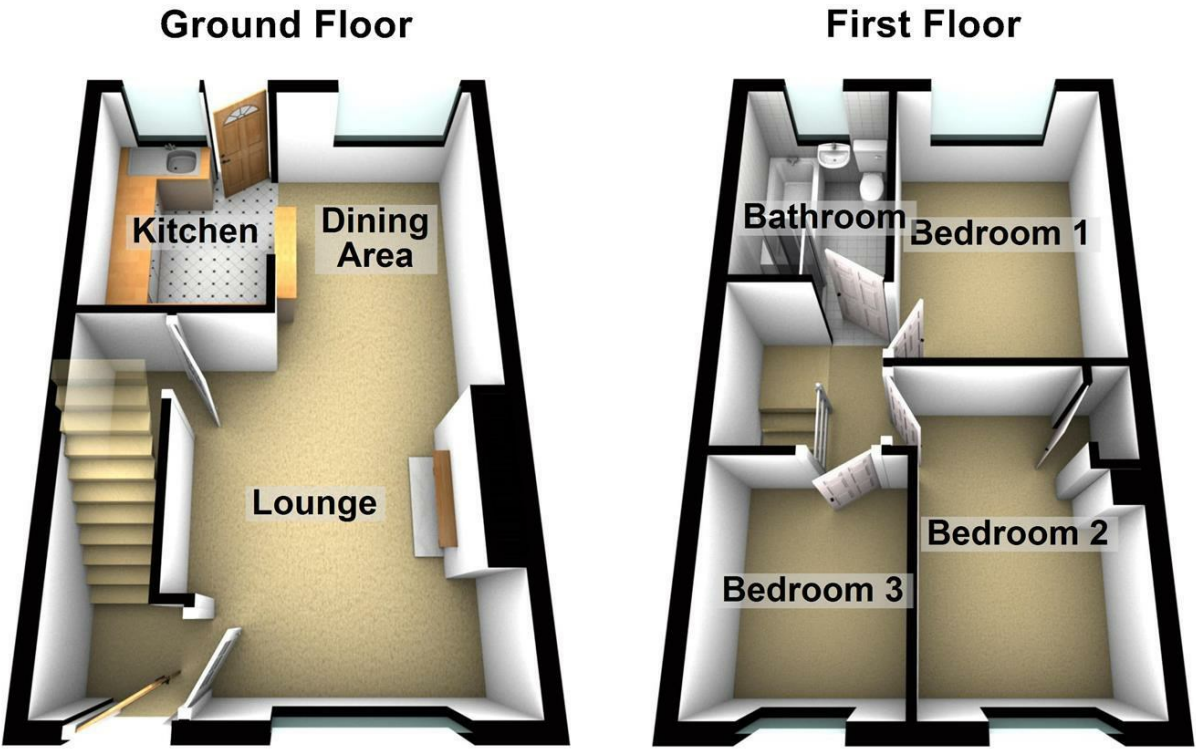
Garden area to the front with laid lawn. Private driveway to the side with off street parking for at least two cars.

Enclosed Rear Garden

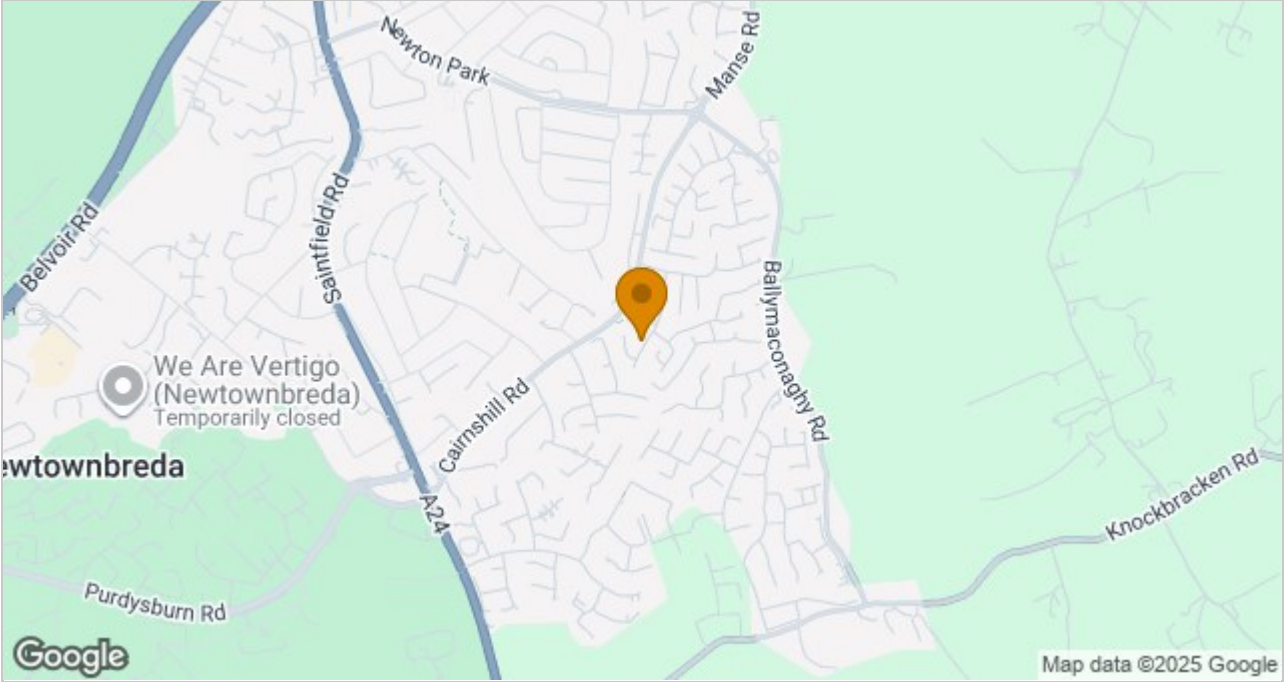


Enclosed rear garden with patio area and laid lawn, whilst also benefitting from a westerly aspect that perfectly captures the afternoon and evening sun.

Floor Plan



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 firms 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



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark