

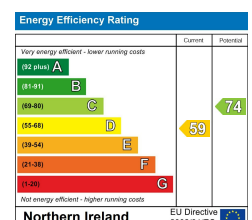


3 Upper Malvern Park, Cairnshill Road, Belfast, BT8 6TE

Asking Price £199,950

Upper Malvern is a quiet residential development positioned just off the Cairnshill road in the ever popular 'Four Winds' area of South East Belfast. A popular location for first time buyers and young families, the local area is well known for its excellent selection of primary and post primary schools, retail facilities such as Forestside shopping centre and Tesco Newtownbreda, whilst also offering an easy commute into Belfast city centre and surrounding areas. For the more active members of the family, you will also find open green areas such as the Cregagh Glen and many local sports clubs / facilities within a close proximity. The property itself is conveniently located at the start of the development, close to the bus stops. The accommodation comprises, three bedrooms, lounge, fitted kitchen with dining area and a white bathroom suite on the first floor. In addition to this, the property also benefits from oil fired central heating, double glazing, off street parking to the side that leads to a detached garage. There are garden areas to the front, side and rear. Although in need of some modernisation, this property would be a perfect purchase for someone looking to add their own stamp to their new home. With demand for property continuing to outweigh supply, we don't anticipate this one sitting around for long so would recommend that you arrange your viewing at your earliest opportunity.

- Semi detached home
- Spacious lounge
- White bathroom suite
- Double glazed windows
- Detached garage
- Three good size bedrooms
- Kitchen / dining area
- Oil heating
- Off street parking
- Chain free home



The accommodation comprises

Pvc double glazed front door leading to the entrance hall

Entrance hall

Under stairs recess.

Lounge 14'5 x 12'5 (4.39m x 3.78m)



Marble fireplace with raised hearth.

Kitchen / dining area 19'2 x 11'4 (5.84m x 3.45m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and oven, fridge freezer space, plumbed for washing machine.

Dining area



Tiled floor, sliding doors.

1st floor

Landing, hot press, access to the roof space.

Bedroom 1 12'1 x 11'1 (3.68m x 3.38m)



Bedroom 2 14'7 x 8'8 (4.45m x 2.64m)



Bedroom 3 10'2 x 6'7 (3.10m x 2.01m)



Roof window, additional recess.

Bathroom



White suite comprising panelled bath, mixer taps, Mira Vie shower, low flush w/c, pedestal wash hand basin.

Outside



Off street parking to the side leading to the detached garage.

Detached garage

Up and over door.

Front and side gardens



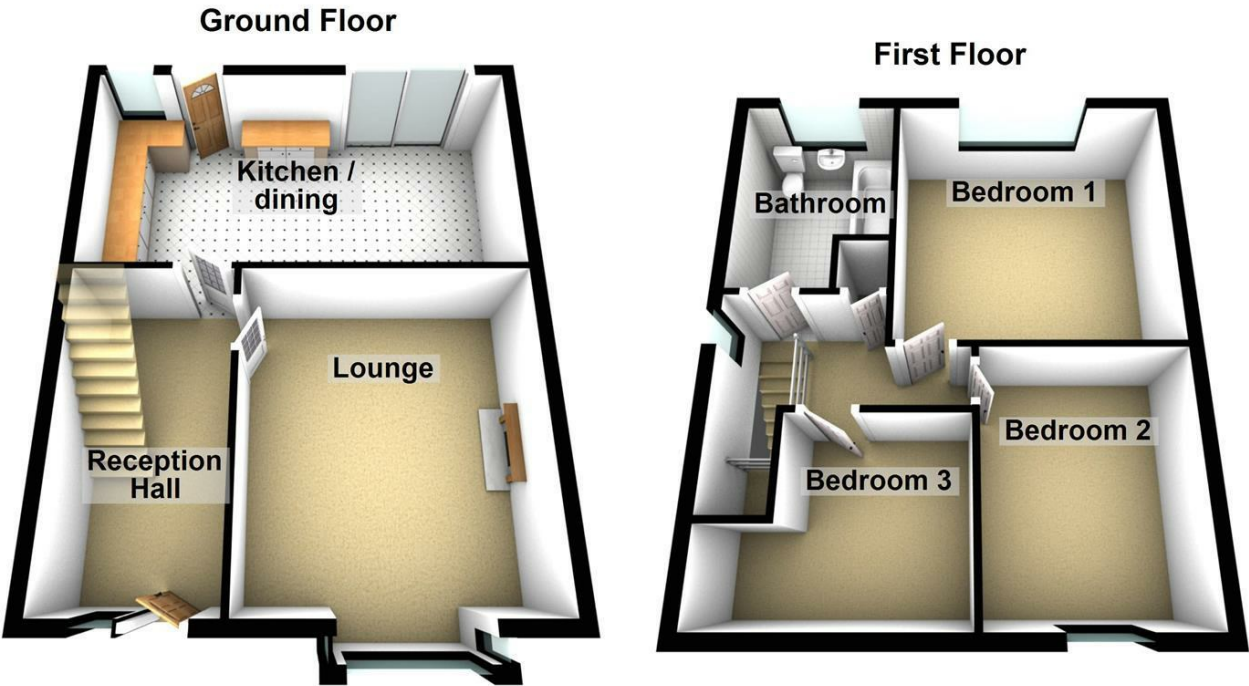
Gardens to the front and side laid in lawn.

Rear garden

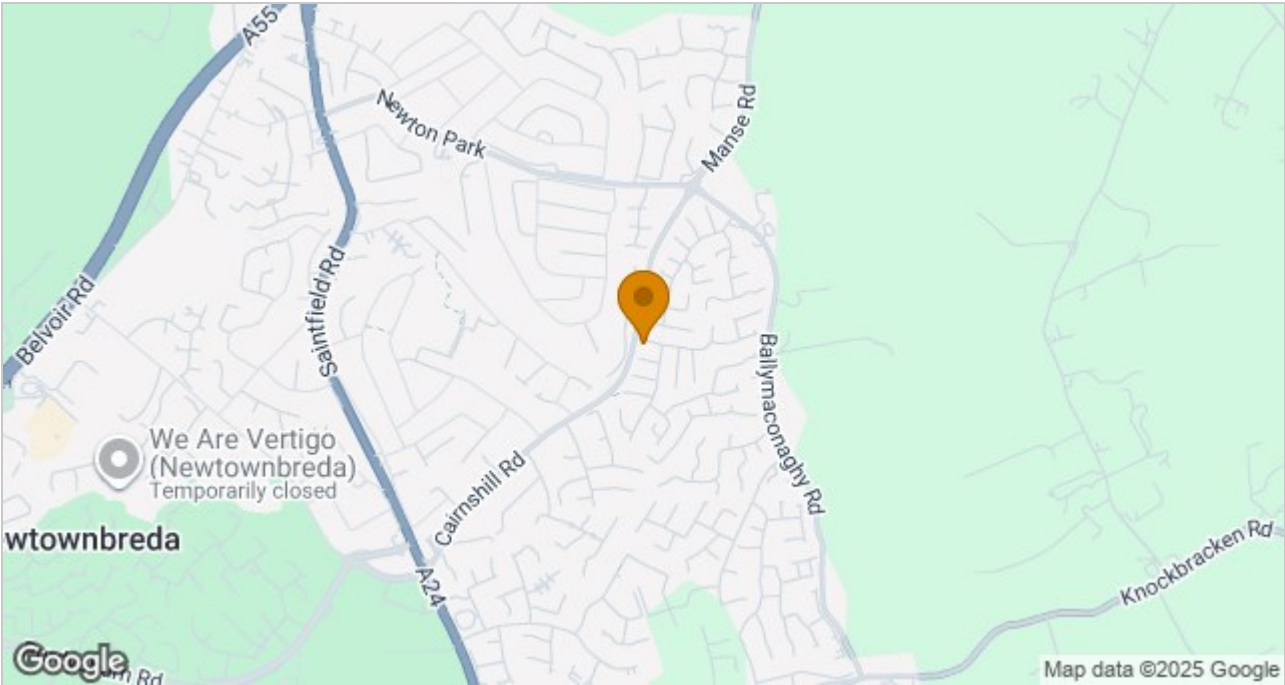


Garden are to the rear laid in lawn.

Floor Plan



Area Map



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