



## 20 Upper Malvern Park, Cairnshill Road, Belfast, BT8 6TE

**Asking Price £229,950**

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 know 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 edge of the development, close to the bus stops. The accommodation comprises, three good size bedrooms, spacious lounge, a modern fitted kitchen with family 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, with off street parking to the side. There are garden areas to the front, and also to rear. This well maintained property would be a perfect purchase for those looking to locate in the popular Four Winds area. With demand for property continuing to outweigh supply, we don't anticipate this one sitting around for long so we would recommend that you arrange your viewing at your earliest opportunity.

- Spacious semi detached home
- Bright and spacious lounge
- 1st floor white bathroom suite
- Double glazed windows
- Garden to the front and also to the rear
- Three bedrooms
- Modern fitted kitchen open to the family dining area
- Oil fired central heatng
- Off street parking
- Convenient and sought after location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

### The accommodation comprises

Pvc double glazed front door leading to entrance hall.

### Entrance hall



Solid wood flooring, under stair storage.

### Lounge 15'2 x 12'3 (4.62m x 3.73m)



Cast iron fireplace with raised marble hearth, solid wood flooring, double door access to the kitchen / dining.

### Kitchen / dining 19'1 x 11'6 (5.82m x 3.51m)

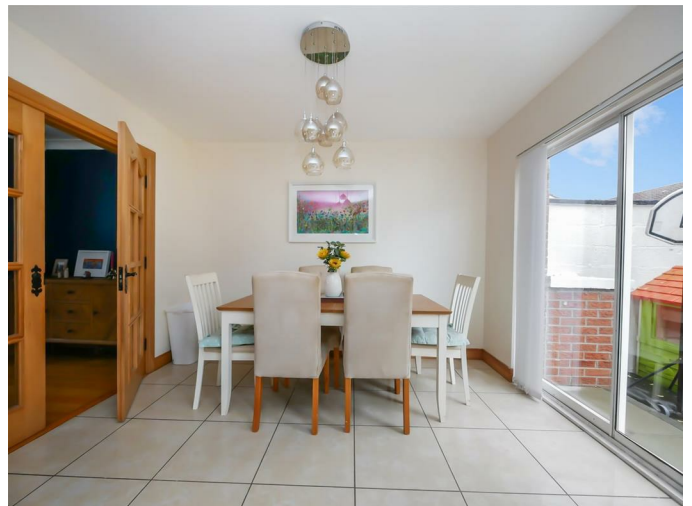


Range of high and low level units, sink unit with mixer taps, wooden work surfaces, 4 ring hob and under oven, extractor fan, fridge freezer space, integrated dishwasher, plumbed for washing machine, recessed spotlights, tiled floor.

### Additional kitchen / dining image



### Dining area



### 1st floor

Landing, hot press, access to the roof space.

### Bedroom 1 12'8 x 11'1 (3.86m x 3.38m)



Built in sliding robes.

### Bedroom 2 14'4 x 8'9 (4.37m x 2.67m)



### Bedroom 3 10'2 x 7'1 (3.10m x 2.16m)



Roof window, additional recess.

### Bathroom 8'1 x 6'9 (2.46m x 2.06m)



White suite comprising tiled panelled bath. Mira Go shower, low flush e/c, wash hand basin, tiled floor, chrome towel radiator.

### Outside

Off street parking to the side.

### Front garden

Garden to the front laid in lawn.

### Rear garden



Enclosed garden to the rear laid in lawn with additional patio area. Outside light and tap, boiler house housing oil fired boiler, pvc oil tank, garden shed wired for power.

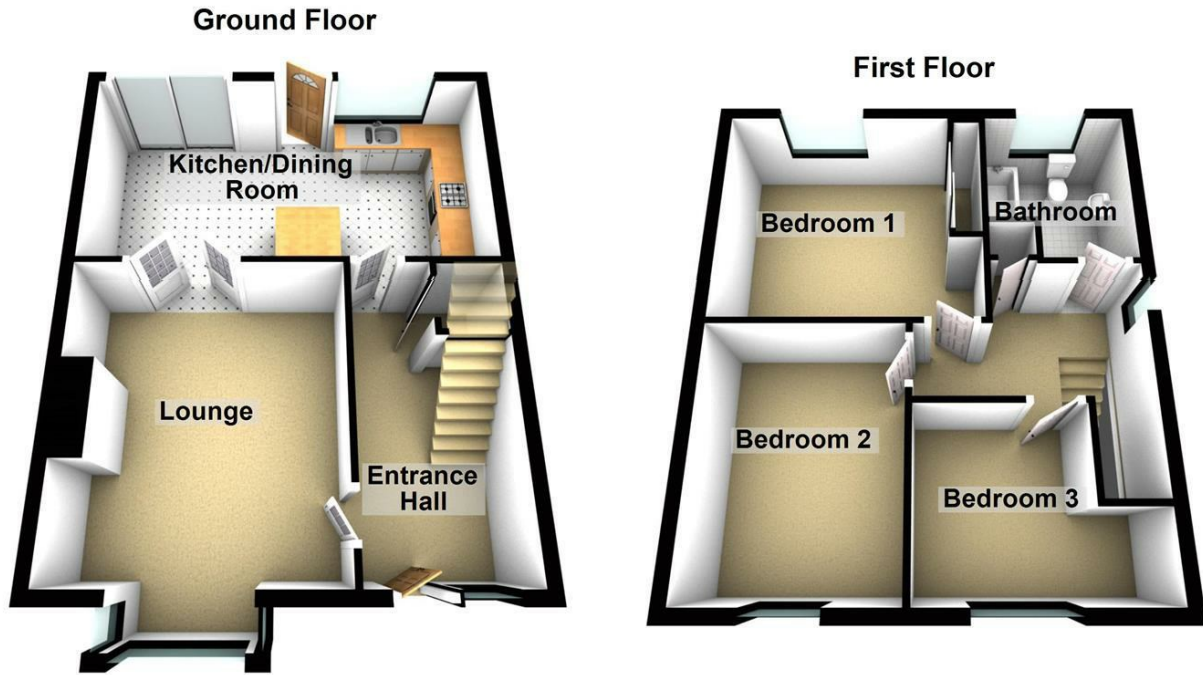
Additional rear garden image



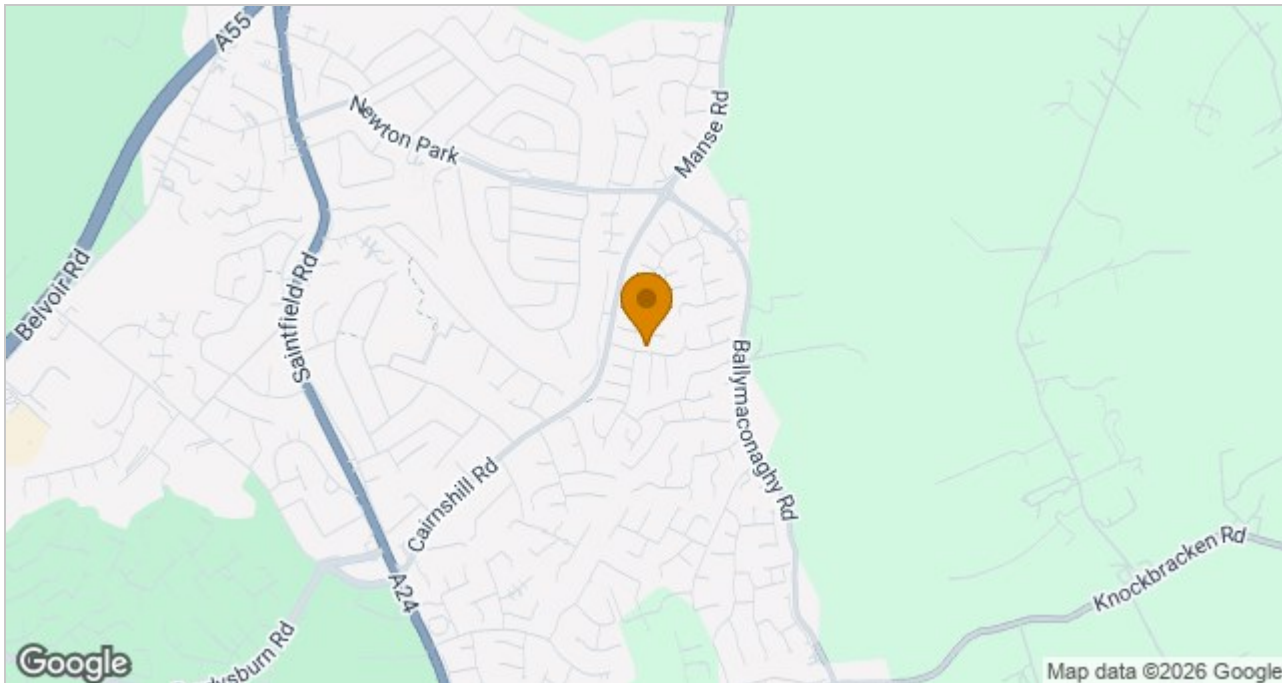
Rear elevation



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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