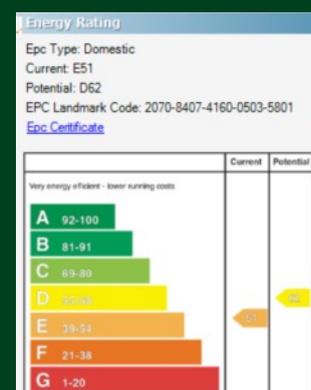




36 Old Coach Avenue,
BELFAST,
BT9 5PY

Offers Over
£549,950

Viewing by
appointment with
& through agent
028 90 663030





A spacious detached bungalow situated on a super sized, corner site in a prime location just off the Upper Malone Road in South Belfast. The property is well cared for by the current owners.

The accommodation comprises; spacious entrance hall with cloaks cupboard and storage cupboard, two reception rooms, modern fitted kitchen with casual dining area, three well proportioned bedrooms, one

currently used as a sitting room and one with ensuite and main bathroom.

The property benefits from oil fired central heating, double glazed windows, beautiful front and rear gardens with landscaped beds, a water feature and an extensive side paved patio area. We are confident that purchasers will be suitably impressed on internal inspection



- An Excellent Detached Bungalow on a Super, Corner Site with Beautifully Landscaped Gardens, in a Prime Upper Malone Road Location
 - Spacious Entrance Hall with Cloaks Cupboard & Storage Cupboard
 - Generous Lounge with Feature Fireplace and Access to Rear Gardens
 - Formal Dining Room
 - Modern Fitted Kitchen with Range of Integrated Appliances and Casual Dining Area
- Three Well Proportioned Bedrooms, one currently used as a Sitting Room & one with Ensuite Shower Room
 - Main Bathroom
 - Oil Fired Central Heating / Double Glazed Windows
- Driveway Parking, Integral Double Garage with Cloakroom/wc
- Superb, Convenient Location Just Off the Upper Malone Road Close to Lady Dixon Park & Malone Golf Club
 - On the Main Bus Route to Belfast City & Easily Accessible to Leading Schools

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MODERN FITTED KITCHEN: 15' 4" x 8' 10" (4.67m x 2.69m) (at widest points). High gloss range of high and low level units, granite work surface with drainer, one and a half bowl stainless steel sink unit, integrated Neff double ovens, Neff hob, Neff stainless steel extractor fan, integrated Bosch dishwasher, integrated washer/dryer, ceramic tiled floor, low voltage spotlights. Integrated fridge/freezer, integrated freezer, breakfast bar.



LIVING ROOM/BEDROOM (3): 12' 8" x 12' 1" (3.86m x 3.68m) (at widest points). Fire hood, gas fire, slate hearth, cornice ceiling, low voltage spotlights.



Glazed double doors from hall to:

DINING ROOM: 15' 0" x 12' 8" (4.57m x 3.86m) (at widest points). Cornice ceiling, herringbone floor.



Glazed double doors to:

LOUNGE: 19' 10" x 14' 7" (6.05m x 4.44m) (at widest points). Scrabo stone fireplace, gas coal effect fire, cornice ceiling. Glazed doors to garden.



INNER HALLWAY: Access to partially floored roofspace.

BEDROOM (1): 13' 0" x 12' 3" (3.96m x 3.73m) (at widest points). Cornice ceiling.

BEDROOM (2): 12' 3" x 10' 0" (3.73m x 3.05m) (at widest points). Cornice ceiling.



ENSUITE SHOWER ROOM: Ivory Sottini suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor.

BATHROOM: Ivory Sottini suite comprising low flush wc, bidet, pedestal wash hand basin, panelled bath with telephone hand shower, hotpress, fully tiled walls, ceramic tiled floor, extractor



Outside

INTEGRAL DOUBLE GARAGE: 18' 9" x 17' 7" (5.72m x 5.36m) Electric door, oil boiler, door to rear.

CLOAKROOM/WC: Low flush wc, wash hand basin, fully tiled walls, ceramic tiled floor.

Good sized rear gardens in lawn with well-stocked beds in shrubs, bushes and trees, pond.

Side paved patio area and bin area.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Upper Malone Road turn left into Old Coach Road then right into Old Coach Avenue.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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