



16 Old Coach Road,
Upper Malone Road,
Belfast ,
BT9 5PR

Offers Over
£535,000

Viewing by
appointment with
& through agent
028 90 663030





Spacious chalet bungalow in popular Upper Malone Road location close to many local amenities including; shops, bars, restaurants, public transport and Lady Dixon Park and the Tow Path. The property is well presented throughout and adaptable accommodation.

Briefly the accommodation comprises; entrance hall, lounge with attractive feature fireplace, modern fitted kitchen open plan to casual dining area, utility room and cloakroom/wc, formal dining room and sun

room. There are four well proportioned bedrooms, modern bathroom and further shower room.

Externally there is large stoned driveway parking for several cars, detached garage and landscaped front and rear gardens with spacious lawns, large stone and paved patio area.

An opportunity to purchase a home in this exclusive location, viewing is highly recommended.



- Detached Chalet Bungalow on Super Landscaped Site in Prime Upper Malone Road Location
 - Close to Many Local Amenities in the Area Including Shops, Restaurants, Cafes and Parks
 - Spacious Entrance Hall
 - Lounge with Attractive Ornate Fireplace with Wood Strip Floor
 - Modern Fitted Kitchen with Range of Integrated Appliances Open Plan to Casual Dining Area
 - Formal Dining Room
 - Utility Room & Cloakroom/wc
 - Sun Room with Double Doors to Rear Gardens
 - Four Well Proportioned Bedrooms
 - Modern Bathroom and Further Shower Room
 - Gas Heating / Double Glazed Windows
 - Large Stoned Parking and Turning Area for Several Cars
- Beautiful Landscaped Gardens to the Front and Rear with Lawns, Raised Beds in Shrubs, Bushes and Trees and Rear Paved & Stoned Patio Area
- Superb Convenient Location Just off the Upper Malone Road Close to Lady Dixon Park and Malone Golf Club

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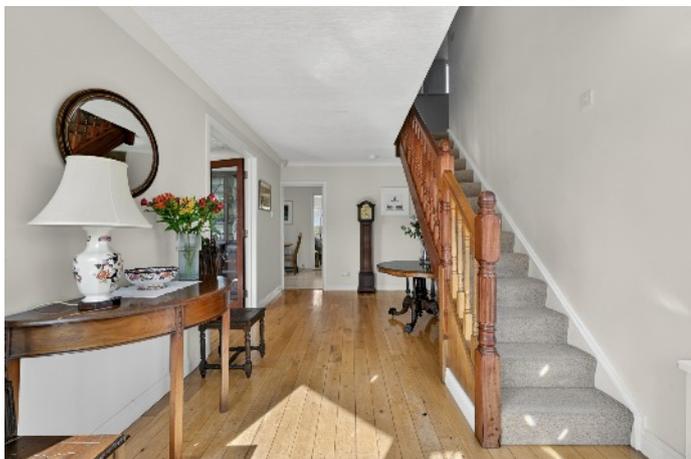
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The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Wood strip floor, cornice ceiling.



Double doors and glazing to . . .

LOUNGE: 17' 10" x 13' 6" (5.44m x 4.11m) (at widest points). Wood strip floor, attractive ornate fireplace with marble inset an hearth, gas coal effect fire, cornice ceiling.



MODERN FITTED KITCHEN & DINING AREA: 22' 11" x 11' 10" (6.98m x 3.61m) (at widest points). Range of high and low level units, granite work surfaces and drainer, 1.5 bowl ceramic sink unit, waste disposal unit, integrated Normende hob, stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, combi microwave/oven and warming tray, integrated Neff single fan oven, granite splashback, laminate wood effect floor, low voltage spotlights, uPVC door to rear.



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SUN ROOM: 15' 2" x 14' 5" (4.62m x 4.39m) Wood strip floor, uPVC double doors to rear.



DINING ROOM: 16' 0" x 9' 4" (4.88m x 2.84m) (at widest points). Wood strip floor, cornice ceiling.



UTILITY ROOM & CLOAKROOM: Range of high and low level units, work surfaces, plumbed for washing machine, gas boiler, low flush wc, vanity unit with wash hand basin, ceramic tiled floor, part uPVC panelled wall.

BEDROOM (1): 13' 4" x 11' 5" (4.06m x 3.48m) (at widest points).



BEDROOM (2): 11' 5" x 9' 5" (3.48m x 2.87m) (at widest points).



MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, panelled bath, fully tiled walls, ceramic tiled floor, heated towel rail, uPVC sheeted ceiling, low voltage spotlights.



First Floor

LANDING: Eaves storage.

BEDROOM (3): 18' 0" x 10' 0" (5.49m x 3.05m) Eaves storage.



BEDROOM (4): 14' 10" x 10' 0" (4.52m x 3.05m) Eaves storage.



SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled walk in shower unit, part tiled walls, ceramic tiled floor, storage into eaves, Velux window, ceramic tiled floor, extractor fan.



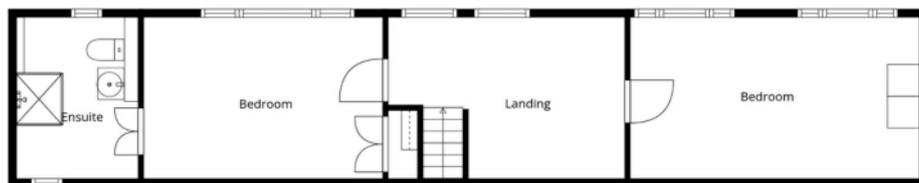
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Outside

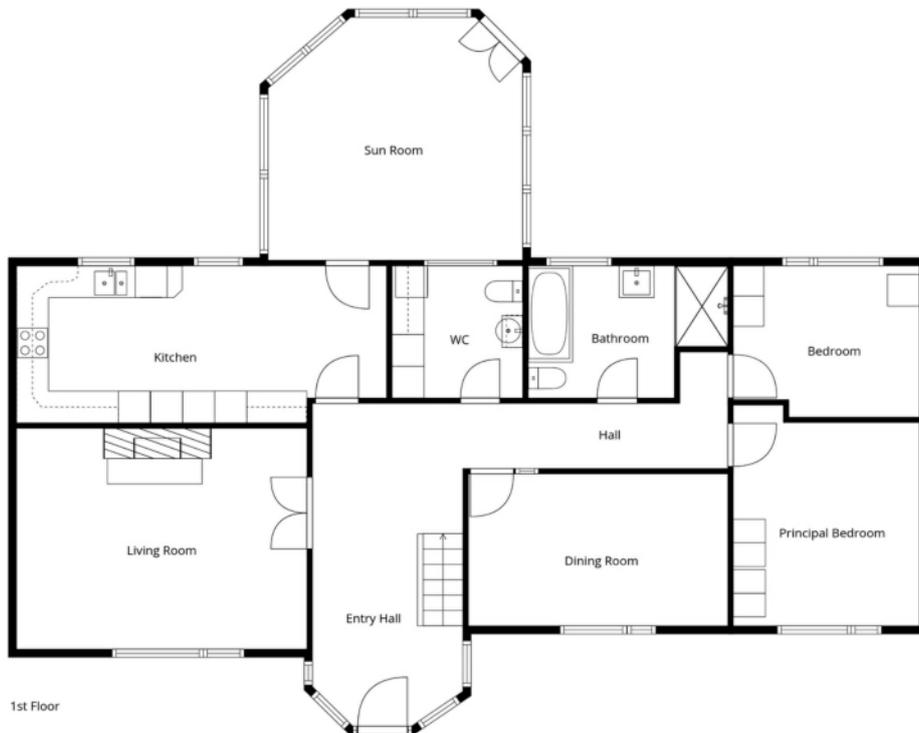
Front gardens in lawns with beds in trees, bushes and shrubs. Large stone driveway parking for several cars. Enclosed rear gardens with large stone paved patio area, lawns, raised beds with shrubs and bushes.

DETACHED GARAGE: 22' 10" x 19' 3" (6.96m x 5.87m) Up and over door, sunken mechanic inspection pit.





2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Leaving Belfast on the Malone Road continue past House of Sport onto Upper Malone Road and turn left into Old Coach Road after Finaghy Road South.

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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