



Occupying a mature and private site in the prestigious Upper Malone area of South Belfast, this beautifully presented detached home is ideally suited to a broad range of purchasers. The property has been recently renovated by the vendor, featuring a stylish kitchen, utility room and contemporary bathroom.

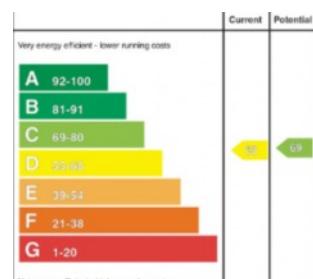
Outside, the home enjoys generous south-facing gardens framed by mature trees and shrubs, along with a front driveway and attached garage.

The location is second to none, with excellent schools nearby, the lively Lisburn Road within easy reach, and a wealth of leisure amenities including Lagan Valley Regional Park, several renowned golf clubs and the Ulster Museum. Belfast City Centre is just minutes away, supported by excellent transport links.

**Offers Over
£475,000**

11 Fairway Gardens,
Upper Malone Road,
Belfast,
BT9 5NP

Viewing by
appointment
through agent
028 9066 3030





- Attractive, recently modernised red brick detached residence in a superb, quiet yet convenient location
- Welcoming entrance hall with downstairs cloakroom with WC
- Generous living room featuring a wood-burning stove
- Open-plan, recently installed contemporary kitchen and dining area
- Separate, well-proportioned modern utility room
- Four bright, well-appointed bedrooms
- Stylish family bathroom with complementary tiling
- Floored roof space providing excellent storage
- Gas-fired central heating
- uPVC double glazed windows throughout
- Immaculately presented from top to bottom
- Ample tarmac driveway parking, detached garage and a generous south-facing rear garden laid in lawns

The Property Comprises:

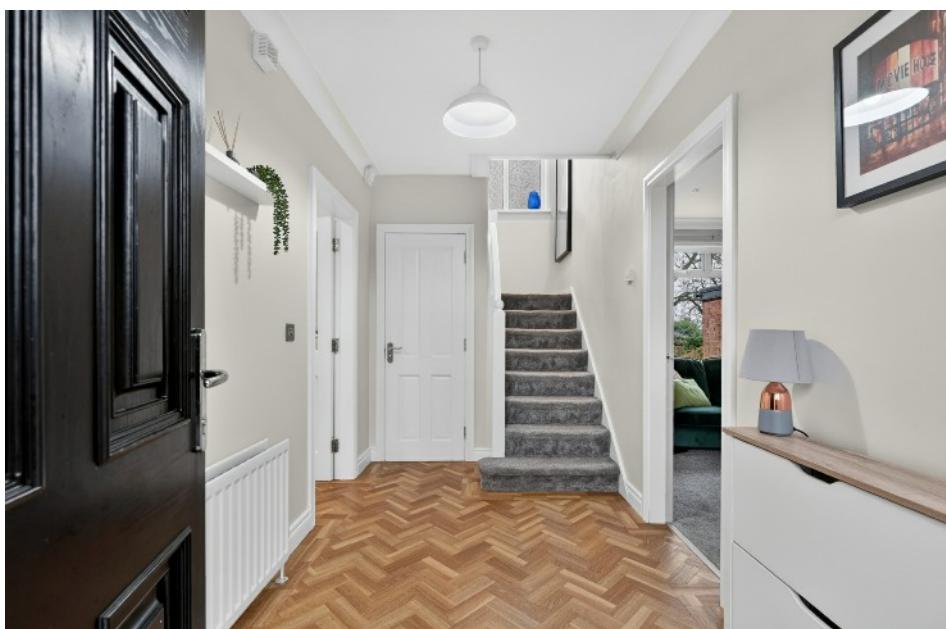
Ground Floor

COVERED ENTRANCE PORCH: Heather Brown tiled floor. Composite front door with glazed and leaded side light.

RECEPTION HALL: Oak herringbone style floor.



DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer taps, tiled splashback, oak herringbone style floor, part wood panelled walls, storage under stairs, extractor fan.



LIVING ROOM: 17' 9" x 10' 6" (5.41m x 3.2m) Cornice ceiling, low voltage spotlights, cast iron wood burning stove, granite hearth.



KITCHEN/DINING AREA: 25' 2" x 10' 5" (7.67m x 3.18m) (Measurements into bay window).

Recently installed modern fully fitted kitchen with excellent range of high and low level units with quartz stone worktops, stainless steel single drainer sink and a half sink unit, built-in Rangemaster cooker with electric ovens and five ring gas hob, quartz stone splashback, extractor fan above. Pull out larder cupboard, integrated fridge and freezer, oak herringbone style floor. Open to ample dining area, low voltage spotlights, cornice ceiling. Glazed access door to:



UTILITY ROOM: 9' 5" x 7' 2" (2.87m x 2.18m) Range of low level units, quartz stone work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, dual aspect windows with views to Antrim Hills. Storage under stairs. uPVC double glazed access door to rear garden.



First Floor

LANDING: Access to roofspace. Fully floored with light.



BEDROOM (1): 10' 5" x 9' 4" (3.18m x 2.84m) Mature outlook to front.



BEDROOM (2): 10' 7" x 9' 5" (3.23m x 2.87m) Outlook to front.



BEDROOM (3): 10' 6" x 8' 1" (3.2m x 2.46m) (L-Shaped and at widest points).



BEDROOM (4): 9' 5" x 6' 7" (2.87m x 2.01m) Laminate wooden floor. Built-in mirror fronted sliding robes and built-in shelving.



BATHROOM:



Outside

Enclosed rear garden with extensive paved patio area, ideal for barbecues and outdoor entertaining. Views across to Antrim Hills. Lawn, timber deck area, mature trees, boundary hedging. Garden faces south-west, getting afternoon and evening sunshine. Excellent degree of privacy.

DETACHED GARAGE: 28' 3" x 9' 6" (8.61m x 2.9m) Up and over door, light and power. Plumbed for washing machine. Built-in Worcester gas fired boiler.



Location:

Heading out of Belfast on Upper Malone Road from House of Sport, continue past end of playing fields and Dub stores shops, then take second turn on left into Fairway Avenue and continue to top. At T-junction turn left into Fairway Gardens and No 11 is on right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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