



This spacious converted two storey, detached bungalow with five double bedrooms and two reception rooms, occupies an excellent much sought after location off the Upper Malone Road and is extremely convenient to a host of amenities in the area including shops, transport links and local golf clubs, Mary Peter's Track and Sir Thomas and Lady Dixon Park. The property benefits from a corner site with delightful surrounding landscaped gardens in lawns with well stocked beds in shrubs, trees and bushes.

The property offers generous and adaptable accommodation comprising; entrance hall with cloaks storage, lounge, dining room with double doors to rear garden, fitted kitchen with breakfast area and utility room.

There are 5 well proportioned double bedrooms. Three of which are on the ground floor, with a study area/home office and modern bathroom. On the first floor there is a bedroom 4 and dressing room, 5th bedroom or sitting room and shower room.

Overall it would be ideal for a wide range of buyers. Recent sales in this particular area have proved successful and with all and more this fine home has to offer including excellent added potential early viewing is essential.

Offers Over
£495,000

17 Olde Forge Manor,
Upper Malone,
BELFAST,
BT10 0HY

Viewing by
appointment
through agent
028 9066 3030



- Spacious Converted 2 Storey Detached Bungalow with 5 Double Bedrooms & 2 Reception Rooms, on Delightful Corner Site with Landscaped Gardens and Attached Double Garage
- Entrance Hall with Cloakroom/wc and Cloaks Storage
- Lounge with Feature Fireplace
- Dining Room with Double Doors to Rear Garden
- Fitted Kitchen with Breakfast Area and Separate Utility Room
- Three Well proportioned Bedrooms on the Ground Floor
- Modern Bathroom
- Bedroom Four and Dressing Room, Bedroom Five/Sitting Room on the First Floor
- Oil Fired Central Heating / Double Glazed Windows
- Private Site with Rear Gardens in Lawns with Sitting Areas, Driveway Parking and Attached Double Garage
- Main Bus Route to Belfast and Commuting to Leading Schools
- Superb Convenient Location Just off Upper Malone Road Close to Lady Dixon Park & Malone Golf Club, and Dub Stores for Amenities

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Cloaks cupboard, cloaks area.

CLOAKROOM: Low flush wc, vanity unit with wash hand basin.

LOUNGE: 17' 7" x 13' 9" (5.36m x 4.19m) (at widest points). Brick fireplace, cornice ceiling, bay window.



DINING ROOM: 14' 1" x 11' 10" (4.29m x 3.61m) (at widest points). Cornice ceiling, uPVC double doors to rear.



FITTED KITCHEN & BREAKFAST AREA: 14' 8" x 12' 1" (4.47m x 3.68m) (at widest points).

Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for dishwasher, integrated oven, extractor fan above, integrated double oven, space for fridge freezer, part tiled walls, tiled floor.



UTILITY ROOM: 9' 1" x 7' 9" (2.77m x 2.36m) (at widest points). Range of units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, part tiled walls, ceramic tiled floor, uPVC door to side.

BEDROOM (1): 12' 5" x 11' 9" (3.78m x 3.58m) (at widest points). Excellent range of built-in wardrobes and dressing table.



BEDROOM (2): 14' 1" x 11' 9" (4.29m x 3.58m) (at widest points). Built-in wardrobes.



BEDROOM (3): 14' 1" x 11' 2" (4.29m x 3.4m) (at widest points). Built-in robes and dressing table.



MODERN BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle, corner panelled bath with hand shower, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, extractor fan, heated towel rail.



INNER HALL/STUDY AREA:

Stairs to . . .

First Floor

LANDING: Panelled ceiling, Velux window.

BEDROOM (5)/SITTING ROOM: 19' 11" x 13' 6" (6.07m x 4.11m) (at widest points). Storage into eaves, Velux window.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle and electric shower, part tiled walls, low voltage spotlights, Velux window.



DRESSING ROOM: 13' 6" x 6' 11" (4.11m x 2.11m) Velux window.

BEDROOM (4): 13' 6" x 10' 10" (4.11m x 3.3m) Velux window, eaves storage.



Outside

Landscaped front lawns with beds and hedging. Paved driveway parking for three cars to . . .

ATTACHED DOUBLE GARAGE: Twin up and over doors.

Delightful corner site with beautifully landscaped mature rear gardens in lawns with beds in shrubs, trees and bushes, paved patio area, uPVC oil tank.



Telephone 028 9066 3030
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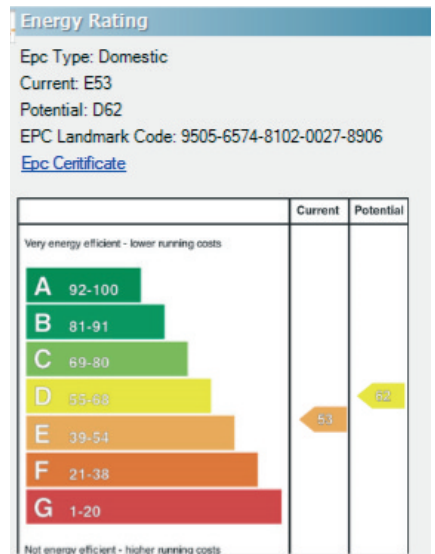


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Malone Road roundabout, once past Dub stores, continue past Finaghy Road South, onto upper Malone road and then Olde Forge Manor is on the right hand side.

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



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