



An excellent end townhouse in a popular residential location off the Upper Malone Road in south Belfast. Conveniently positioned for access to Belfast City Centre by car or bus and with convenient access to the Lagan Valley Regional Park at Upper Malone.

Internally, the property is beautifully presented comprising spacious living room with open fire and patio door access onto the enclosed rear garden, luxury fitted kitchen with integrated appliances and breakfast bar including downstairs WC. Upstairs has three well proportioned bedrooms, the principal bedroom benefits from a contemporary ensuite shower room in addition to the main bathroom with modern white suite.

In addition the property benefits from double glazed windows throughout, gas central heating, outside garden space to both front, rear and side with ample driveway parking. Requiring very little to do but move in and enjoy, we strongly recommend an early viewing.

Offers Over  
£219,950

92 Upper Malone Park,  
Belfast,  
BT9 6PP

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Viewing by  
appointment  
through agent  
028 9066 3030



- Beautifully Presented End Townhouse Located in a Prime Location Just Off The Upper Malone Road
- Bright Lounge and Dining Area with Open Fire
- Luxury Fitted Kitchen with Integrated Appliances and Breakfast Bar
- Downstairs WC
- Three Spacious Bedrooms; Principal with Ensuite Shower
- Contemporary First Floor Bathroom with White Suite
- Upvc Double Glazing and Gas Central Heating.
- Enclosed Rear Garden with Paved Patio Area
- Ample Driveway Parking to the Front and Side
- Excellent First Time Buyer Opportunity/ Early Viewing Highly Recommended

The Property Comprises:

### Ground Floor

uPVC composite front door with stained glass inset and double glazed side light to:

RECEPTION HALL: Original varnished and treated block parquet wooden floor.



KITCHEN: 12' 4" x 9' 8" (3.76m x 2.95m) Modern fully fitted kitchen with range of high and low level units with laminate work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, concealed lights, integrated four ring ceramic hob with extractor fan above. Integrated microwave, fridge and freezer, built-in glazed display unit, built-in raised breakfast bar, built-in wine rack. Laminate wooden floor. Integrated dishwasher, floor to ceiling radiator. Mature outlook to front, low voltage spotlights.



DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity unit with mixer tap and tiled splashback, built-in cabinet below. Original block parquet wooden floor. Extractor fan.

LOUNGE: 16' 5" x 15' 5" (5m x 4.7m) (at widest points). Oak laminate wooden floor, mahogany PVC double glazed access door to rear garden, mature outlook. Timber surround fireplace with marble inset and hearth, open fire.



## First Floor

LANDING: Access to roofspace via Slingsby ladder. Airing cupboard with built-in shelving. Worcester gas fired boiler.

BEDROOM (1): 13' 6" x 10' 2" (4.11m x 3.1m) Built-in wardrobes. Outlook to rear garden.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with mixer taps, built-in cabinet below, built-in shower cubicle, overhead shower unit with additional attachment. Tiled splashback, fully tiled walls, heated towel rail, extractor fan, low voltage spotlights, laminate floor. Mirror recess with built-in speaker.



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BEDROOM (2): 9' 0" x 8' 7" (2.74m x 2.62m) Built-in cupboard.



BEDROOM (3): 8' 10" x 6' 10" (2.69m x 2.08m) (at widest points). Built-in cupboard. Outlook to front.



BATHROOM: Modern fitted bathroom with contemporary white suite comprising low flush wc, panelled bath, vanity unit with wash hand basin, wash hand, heated towel rail, fully tiled walls, tiled floor.



## Outside

Brick paved driveway with off-street parking for numerous cars.

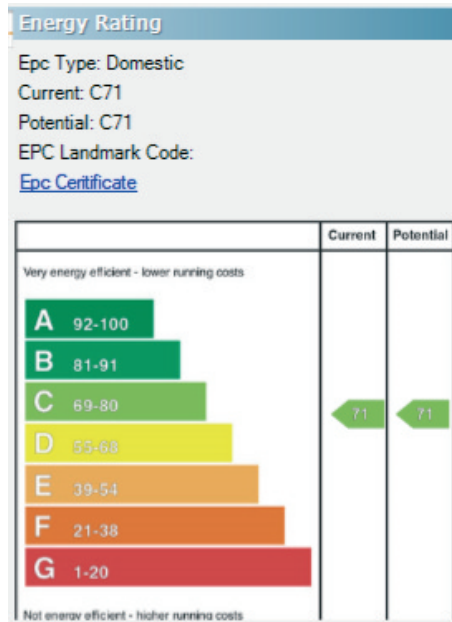
Large side garden laid in lawns. Water tap to side.

Enclosed rear garden laid in lawns with paved patio area. Excellent degree of privacy. Garden shed. PVC soffits and fascia boards.



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Location:

Heading out of town on the Upper Malone Road, past Dub Stores turn right into Upper Malone Park.

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