

ULSTER PROPERTY SALES

UPS

LISBURN ROAD BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**SITE ADJACENT TO 178 UPPER MALONE ROAD,
BELFAST, BT17 9JZ**

PRICE GUIDE £895,000

Beautifully situated off the Upper Malone Road in one of South Belfast's most sought after residential locations this superb site extends to 1.2 acres and benefits from full planning permission for a substantial two storey detached dwelling extending to circa 4,000 sq. ft. The house, designed by award winning Belfast practice Studio idir and in receipt of Full Planning Approval, has been thoughtfully designed to take advantage of the site's aspect, views and gardens. It boasts 5 bedrooms, 3 reception rooms, and a detached garage and garden room. The ground floor of the house forms three sides around a sheltered outdoor living courtyard, which the generous, dramatic entrance hall and main reception spaces overlook. There is a fully accessible guest bedroom with ensuite on the ground floor, and a master suite with roof terrace upstairs plus three additional bedrooms, all equally sized, which share a further roof terrace. The design of the house is simple and highly flexible so that it can be personalised and adapted to suit the needs and tastes of the successful buyer. With accessibility to many social and recreational amenities including Malone and Dunmurry Golf Clubs, Lady Dixon Park and Mary Peters, the site also provides ease of access to Belfast City Centre, Lisburn, M1 Motorway, Outer Ring and a range of excellent schooling. There are few undeveloped sites in South Belfast and the sale represents a unique opportunity to build a house to one's own specification. The full benefits of the site can only really be appreciated on a site visit.



Key Features

- A Truly Unique Residential Development Site Extending To 1.2 Acres
- Exclusive Residential Location Off Much Sought After Upper Malone Road
- Full Plans And Planning Permissions Available On Request
- Close To Host Of Amenities, Schools And Transport Networks
- Designed By Award Winning Architects, Studio Idir, Who Recently Won An RSUA Design Award
- Full Planning Permission Granted For Detached Dwelling, Garage & Garden Room
- Proposed Dwelling Will Comprise 5 Beds, 3 Receptions, 4 Bathrooms, Boot Room, Courtyard & Roof Terrace
- Access Via Private Laneway, Driveway & Associated Parking
- Accompanied Viewing By Private Appointment









