



20a Malone Heights, Belfast, BT9 5PG

Price Guide £475,000

This spacious, detached home occupies an excellent, private site in a much sought after location off the Upper Malone Road. The property offers generous and adaptable accommodation comprising reception hall, lounge with open aspect to stunning kitchen, utility room, W.C, study / bedroom five, four double bedrooms and luxury bathroom suite with bath & separate shower. Outside there is a beautifully landscaped garden in lawn with well stocked flower beds, double garage & spacious driveway to front. Malone Heights is located within close proximity to a host of convenient amenities including shops, transport links, local golf clubs, Mary Peter's Track and Sir Thomas and Lady Dixon Park.

- Detached Home With Excellent Living Accommodation
- Spacious Lounge With Feature Gas Fire
- W.C & Utility Room
- Attached Double Garage / Extensive Driveway
- Conveniently Located Within Close Proximity To Many Amenities Including Golf Clubs, Lady Dixon Park & Shaws Bridge
- Four Double Bedrooms / Ground Floor Study or Potential Bedroom Five
- Luxury Fitted Kitchen With Dining Area
- Contemporary Bathroom Suite
- Landscaped Garden To Rear In Lawn With Patio Area
- An Ideal Family Home With Many Leading Schools Nearby

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	52
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Hardwood front door with glass panels.

RECEPTION HALL



Wooden floor.

LOUNGE 19'4" x 12'1" (5.9 x 3.7)



Attractive fireplace with gas fire and granite hearth & sandstone surround, wooden floor.



KITCHEN 22'3" x 11'5" (6.8 x 3.5)



Extensive range of high and low level units, granite work surfaces, integrated dishwasher & fridge freezer, 4 ring hob, double oven and stainless steel extractor fan. Stainless steel sink unit with mixer tap. Recessed spot lighting. Double doors to rear garden.



UTILITY ROOM 11'1" x 8'10" (3.4 x 2.7)

Range of high and low level units, plumbed for washing machine & tumble dryer, single drainer stainless steel sink unit with mixer tap.

STUDY / BEDROOM FIVE 11'1" x 10'9" (3.4 x 3.3)



BEDROOM THREE 13'1" x 11'1" (4.0 x 3.4)

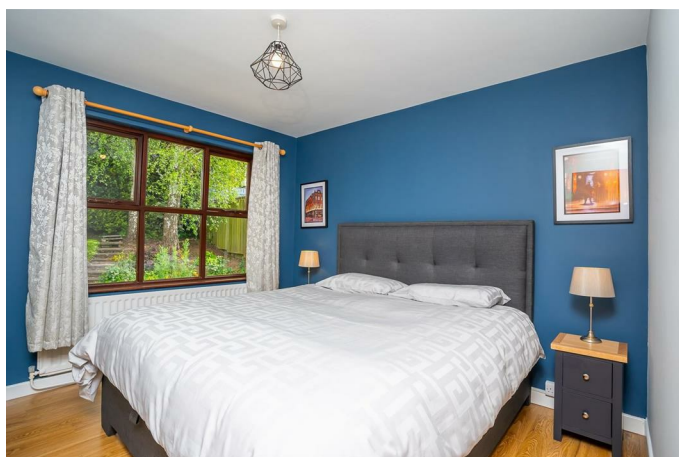


W.C

Low flush W.C, pedestal wash basin.

ON THE FIRST FLOOR

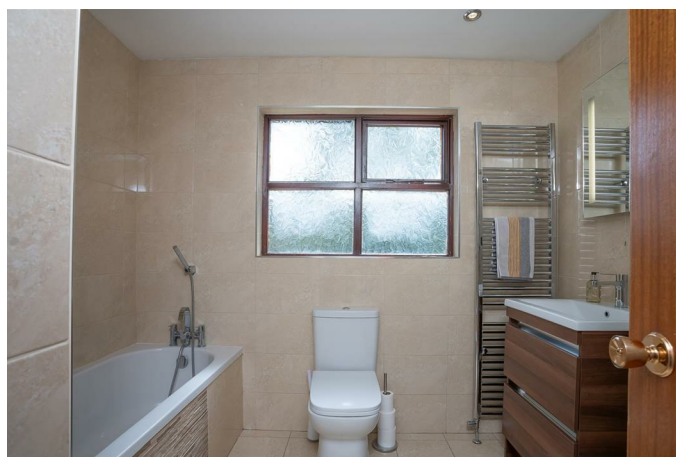
BEDROOM ONE 11'1" x 10'5" (3.4 x 3.2)



BEDROOM FOUR 13'1" x 8'10" (4.0 x 2.7)



BATHROOM



BEDROOM TWO 11'1" x 8'10" (3.4 x 2.7)



Contemporary white suite comprising tiled bath, walk in shower, low flush W.C, wash hand basin with vanity unit below, chrome wall mounted radiator, fully tiled walls, tiled flooring.

OUTSIDE

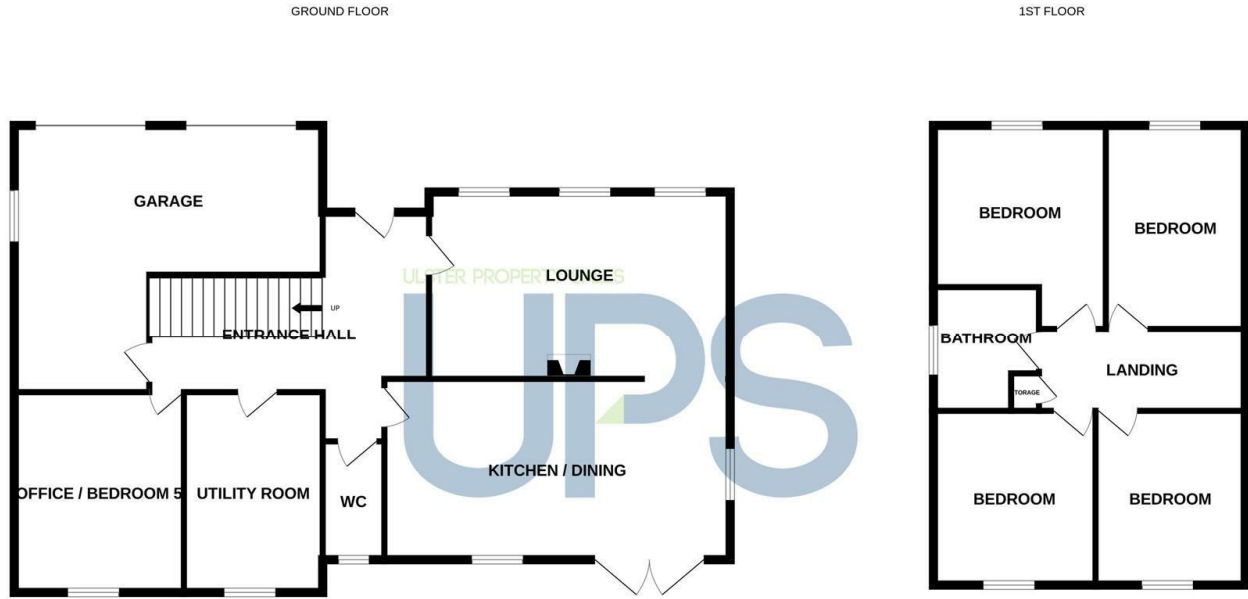


Beautifully landscaped garden to rear with lawn & patio area. Extensive driveway to front providing ample parking space.



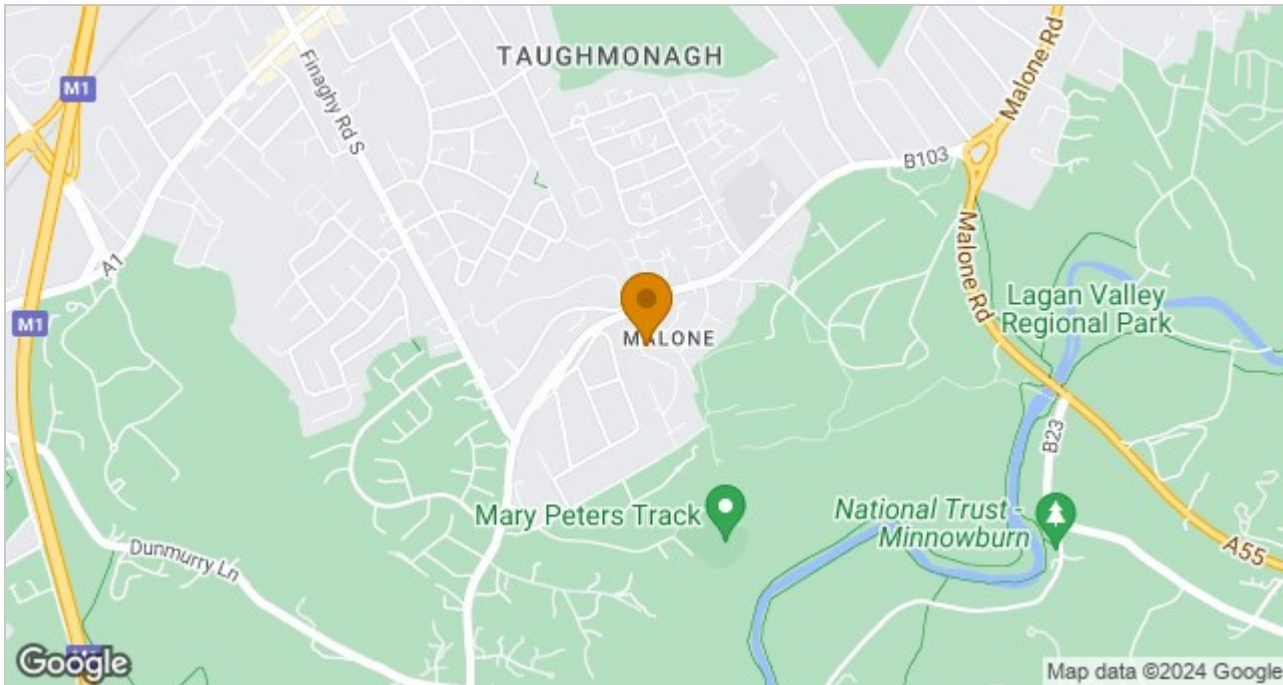
DOUBLE GARAGE 20'8" x 18'8" (6.3 x 5.7)
Electric doors.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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