

Outside

Driveway parking, front and enclosed rear gardens in lawn with Southerly aspect and mature beds.

Attached Double Length Garage

8.84m (29'0) x 2.69m (8'10)

Up and over door, light and power



Total area: approx. 136.4 sq. metres (1468.1 sq. feet)

These particulars are set out as a general guideline only and do not constitute, nor constitute any part of, an offer or contract: (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them: (3) No person in the employment of Morton Pinpoint Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

RATES 2022/2023: £1968.09

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Offers Over:
£345,000

Viewing: By appointment through agent



**17 Greystown Park
Upper Malone
BT9 6UN**

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- Spacious detached family home in most convenient and desirable location
- Excellent proximity to many amenities, leading schools and recreational facilities
- Bright living room with double doors to South-facing rear garden
- Generous dining/family room
- Kitchen with integrated appliances, casual dining space and access to rear
- Ground floor cloakroom with WC, first floor bathroom
- Four well proportioned bedrooms.
- Driveway parking leading to attached garage, mains gas central heating, uPVC double glazed



4



2



1



Driveway



Yes

uPVC front door to

Entrance Hall

Cloakroom with low flush suite. Cubby hole under stairs.

Living Room

5.77m (18'11) x 3.4m (11'2)

Double doors to South facing rear garden

Dining Room

5m (16'5) x 3.02m (9'11)

Serving hatch to kitchen



Bedroom 4

2.62m (8'7) x 2.49m (8'2)

Built in robe

Bathroom

1.93m (6'4) x 1.63m (5'4)

White bathroom suite comprising low flush WC, pedestal wash hand basin, panelled bath with mixer tap and telephone hand shower. Chrome heated towel rail.



Bedroom 2

3.07m (10'1) x 3.05m (10')

Bedroom 3

3.07m (10'1) x 2.62m (8'7)



Kitchen

4.67m (15'4) x 2.74m (9')

Modern fitted kitchen with excellent range of units, laminate work surfaces, stainless steel sink unit and mixer tap, integrated stainless steel oven and 4 ring ceramic hob, extractor hood. Shelved pantry. Door to rear garden.



First Floor Landing

Access to partially floored roof space with Drymaster ventilation system.

Airing cupboard with gas boiler.



Bedroom 1

3.4m (11'2) x 3.05m (10')

