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2C DORCHESTER PARK,
MALONE,
BT9 6TD

- Detached Residence Of Approximately 4100sqft
- 3+ Reception Rooms
- 6 Bedrooms (4 En Suites)
- PVC Double Glazed Windows
- Gas Fired Central Heating (New Boiler)
- Superb Decorative Order Throughout
- Easily Maintained Gardens
- Under Floor Heating To Ground Floor
- Viewing Highly Recommended

Offers Around: £550,000

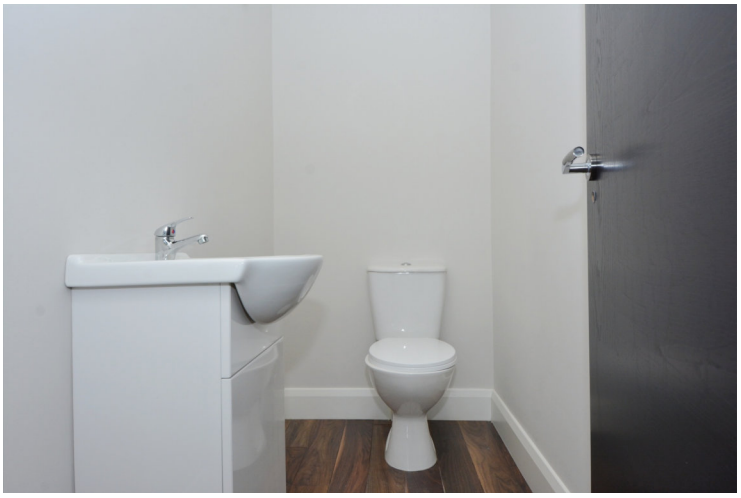
A modern and attractive property built in 2012 of approximately 4100sq ft.
Set on a corner site with easy access to Belfast City Centre, leading Primary and Secondary schools, Clement Wilson Park, Malone and Dunmurry Golf Clubs and Lagan Valley Regional Park.
The generous and bright accommodation is set out over three floors and has recently been re-furbished to a particularly high level of finish and specification.
We truly recommend internal inspection to truly appreciate this lovely home.
Accommodation in brief; Entrance hall, family room, open plan living/dining/kitchen, lounge, six bedrooms (four with en suite facilities).

Ground Floor

ENTRANCE HALL:

Chestnut flooring.

Dimmer switch.



CLOAKROOM

Dual flush WC and vanity wash hand basin with storage below and mixer tap.

Recess spot lighting and extractor fan.

UTILITY ROOM:

6’ 1” x 5’ 8” (1.85m x 1.73m)

Fitted floor drawer pack and wall units with slate effect worktop.

Plumbed for washing machine.

(Finished ready for Beam vaccum system.)

Chestnut flooring.

LIVING ROOM:

16’ 3” x 12’ 4” (4.95m x 3.76m)

Chestnut wood flooring.

LOUNGE:

16’ 3” x 13’ 7” (4.95m x 4.14m)

Double doors to hall and PVC double glazed patio doors to patio and garden area.

False chimney breast with feature fireplace.

Chestnut flooring.

KITCHEN/DINING/LIVING

29’ 2” x 16’ 5” (8.89m x 5m)

(At widest points)

Excellent range of high gloss wall and base units and large centre island with slate effect worktop surfaces.

Integrated dishwasher and fridge/freezer.

Built in stainless steel electric oven and combi grill/microwave.

Built in ring induction hob with black high gloss extractor hood and light above.

1.5 tub sink unit and drainer with mixer tap.

2 double PVC patio doors.

Chestnut wood flooring.

Recess spot lighting.

Dimmer switch.

Double doors into family room.

FAMILY ROOM:

16’ 3” x 10’ 8” (4.95m x 3.25m)

Chestnut effect flooring.

PVC double glazed door to side patio area.

First Floor

BATHROOM:

Comprising; panelled bath with mixer tap, dual flush WC and family wash hand basin with storage below and mixer tap.

Fully tiled quadrant shower enclosure with mains fitted rain overhead shower and body shower.

Recess spot lighting.

Extractor fan.

BEDROOM (1):

16’ 4” x 12’ 4” (4.98m x 3.76m)

En suite comprising; fully tiled quadrant shower enclosure with mains rain shower and body shower.

Dual flush WC and built in vanity wash hand basin with storage below and mixer tap.

TIled floor and extractor fan.

Large walk in wardrobe/dressing room.

BEDROOM (2):

16’ 3” x 10’ 1” (4.95m x 3.07m)

BEDROOM (3):

16’ 4” x 10’ 4” (4.98m x 3.15m)

EN SUITE

(Shared between bedroom three and four.)

Jack and Jill en suite comprising; PVC panelled walk in shower enclosure with mains fitted rain overhead shower and body shower, built in vanity wash hand basin with storage below and mixer taps.

Dual flush WC.

Tiled floor.

Extractor fan.

Recess spot lighting.

BEDROOM (4):

16’ 3” x 10’ 3” (4.95m x 3.12m)

LANDING:

Recess spot lighting and feature ceiling to floor window.

Second Floor

LANDING:

Velux window and large walk in store.

BEDROOM (5):

22’ 3” x 14’ 6” (6.78m x 4.42m)

Recess spot lighting.

En suite comprising; dual flush WC and built in vanity wash hand basin with storage below and mixer tap.

Shower tray and plumbing for shower.

BEDROOM (6):

17’ 0” x 14’ 7” (5.18m x 4.44m)

OUTSIDE

Small garden area with grass and patio areas.
Detached timber shed with gas fired boiler (to be installed).
Terrace driveway/ parking apron.
Outside lighting and cold water tap.
Bordered by solid wall and timber fencing.

LOCATION

Situated at the top of Dorchester Park on the corner of the Malone Road.

OTHER INFO

EPC to be provided.