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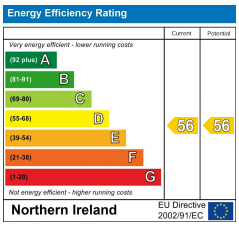
NETWORK STRENGTH – LOCAL KNOWLEDGE

3 Malone Park Central, Belfast, BT9 6NP

Price Guide £1,650,000

Located on South Belfast's most distinguished private tree lined residential park, this superbly appointed Victorian detached residence occupies an extensive south west facing site with magnificent gardens to front & side. The property has been expertly renovated in 2007, maintaining many original features including corniced ceilings, fireplaces and bay windows whilst also incorporating accommodation suited to modern day living. The well presented and generous accommodation comprises on the ground floor an inviting reception hall, cloakroom, drawing room, living room, dining room and contemporary kitchen open plan to living area. On the first & second floors, there are four excellent bedrooms, dressing room which could be used as fifth bedroom if required, luxury family bathroom suite, shower room & laundry room. Externally, the property benefits from beautifully landscaped gardens, Orangery, slate flooring and brick open fireplace ideal for outdoor entertaining. Malone Park Central offers a most convenient location with easy access to the City Centre, Lisburn Road, main arterial transport routes along with leading schools & academic institutions. Viewing of this beautiful home is highly recommended.

- Impressive Red Brick Detached Residence Located In One Of Belfast Most Sought After Addresses
- Generous Living Accommodation Comprising Four Reception Rooms & Four Bedrooms With Potential For Fifth Bedroom If Desired
- Fully Renovated In 2007 Including A New Roof, Insulation, Underfloor Heating, Double Glazed Sliding Sash Windows & Gas Fired Central Heating
- Extensive South West Facing Site With Mature Gardens To Front &Side In Lawn, Orangery With Slate Patio & Brick Fireplace
- Luxury Family Bathroom Suite With Free Standing Bath & Walk Through Shower Area / Further Shower Room On The Second Floor
- First Floor Laundry Room, Beam Vacuum System, High Pressure Hot Water System, Ground Floor Cloakroom
- Super Double Garage With Home Office / Gym, Wood Store With Power & Light
- Extremely Convenient To A Host Of Amenities Including Leading Schools, Transport Links & Within Walking Distance To The Shops & Cafes On The Lisburn Road



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE
Hardwood front door leading to entrance porch.

RECEPTION HALL

Carrara marble fireplace with cast iron inset, granite hearth and gas coal effect fire. Corniced ceiling, ceiling rose, picture rail. Polished limestone floor. Storage under stairs.

CLOAKROOM
White suite comprising low flush W.C, wash hand basin, tiled floor, corniced ceiling.

DRAWING ROOM 17'1" x 16'6" at widest points (5.23 x 5.05 at widest points)

Ornate fireplace with cast iron inset and granite hearth, corniced ceiling, ceiling rose. Light oak parquet flooring, bay window.

LIVING ROOM 29'5" x 14'5" (8.98 x 4.40)

Solid oak flooring, Carrara marble fireplace with cast iron inset and granite hearth, corniced ceiling, ceiling rose, picture rail. Bay window. Part panelled walls.

DINING ROOM 20'2" x 14'10" (6.16 x 4.53)

KITCHEN 21'11" x 14'4" (6.70 x 4.39)

Range of high and low level units, stone work surfaces, gas fired AGA, 2.5 stainless steel sink unit, 2 warming drawers, coffee machine, integrated double oven, integrated combi microwave, integrated fridge freezer, large island with 5 ring gas hob, wooden work surfaces, breakfast bar, stone splashback, tiled floor. Glazed room divider to family room.

FAMILY ROOM 20'4" x 14'5" (6.20 x 4.40)

Tiled floor, glazed door to south facing garden, projector and surround wiring.

ON THE FIRST FLOOR

Corniced ceiling, airing cupboard, picture rail.

BEDROOM ONE 14'5" x 14'5" (4.41 x 4.41)

Corniced ceiling, picture rail.

DRESSING ROOM / BEDROOM FIVE 14'5" x 11'1" (4.41 x 3.38)

Corniced ceiling, picture rail.

BEDROOM TWO 15'8" x 14'1" (4.80 x 4.31)

Corniced ceiling, picture rail, built-in shelving.

LAUNDRY ROOM 11'9" x 7'9" (3.59 x 2.38)

Worksurfaces, 1.5 bowl single drainer stainless steel sink unit, gas boiler, plumbed for washing machine, space for tumble dryer. Access to floored roof space.

BATHROOM

White suite comprising low flush W.C, twin wash hand basins, fully tiled walk through shower and drying area, free standing bath with waterfall tap, under floor heating, fully tiled walls, tiled floor.

ON THE SECOND FLOOR

Roof window.

BEDROOM THREE 22'4" x 14'5" (6.82 x 4.41)

Storage into eaves.

BEDROOM FOUR 13'9" x 11'2" (4.21 x 3.41)

Storage into eaves.

SHOWER ROOM

Comprising low flush W.C, pedestal wash hand basin, fully tiled shower cubicle with electric shower, storage into eaves.

OUTSIDE

Beautiful entrance with electric gates to pebbled driveway providing ample parking and turning space. Landscaped gardens to

front & side enjoying a south westerly aspect surrounded by mature flowers, shrubs & bushes. Orangery with paved patio and brick fireplace. Outside lighting, power points and hot & cold water taps. Feature 'street light' lighting.

COACH HOUSE STYLE GARAGE 24'2" x 18'4" (7.37 x 5.59)

Insulated cavity wall construction. Electric doors, tiled floor, power & light.

HOME OFFICE / GYM 18'0" x 15'8" (5.49 x 4.78)

Floor Plan

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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