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## 14 Cranmore Gardens

Belfast  
BT9 6JL

Offers In Region Of £895,000

## 14 CRANMORE GARDENS, BT9 6JL

- **Stunning Detached Period Residence**
- **Five Bedrooms (One Ensuite) / Three Reception Rooms**
- **Open Plan Kitchen/Living/Dining Room**
- **"Sunken" Family Room**
- **Deluxe Family Bathroom | Separate WC**
- **Gas Fired Central Heating**
- **Double Glazed Windows Sash Windows Throughout**
- **High Standard Of Décor Throughout**
- **Landscaped Gardens Front And Rear With Driveway Parking**
- **Highly Prestigious Address In A Much Sought After Location**

This attractive double-fronted Victorian residence is sure to capture the interest of discerning purchasers. Extensively renovated by the current owners, the property blends timeless period charm with the comfort and style of modern luxury living. Original features have been thoughtfully preserved, while the décor throughout has been carefully curated to complement the home's classic character.

A key highlight of the property is the stunning open plan living, kitchen, and dining area to the rear - an exceptional space designed for contemporary family living and entertaining. This area flows seamlessly into a stylish sunken family room, creating a warm and inviting hub filled with natural light.

14 Cranmore Gardens is superbly positioned in an exclusive enclave within one of Malone's most desirable residential addresses. The location offers exceptional convenience to a wide range of amenities in the nearby Lisburn Road and Malone areas, including boutique shops, cafés, public transport links, and many of the city's leading primary and grammar schools.

Opportunities to acquire a home of this calibre in the Malone area are exceedingly rare. With its ideal combination of prime location, beautifully appointed accommodation, and high specification finish, early viewing is highly recommended to fully appreciate all that this exquisite residence has to offer.







## PROPERTY COMPRISES

Hardwood entrance door with stained glass panels and top light leading to...

**RECEPTION HALL** Hardwood flooring, part timber panelled walls, picture rail, cornice ceiling, stairs to first floor...

**DRAWING ROOM 27' 9" x 12' 9" (8.46m x 3.90m)** Fireplace with Marble surround and Granite hearth, cornice ceiling, picture rail.

**LOUNGE 16' 11" x 12' 8" (5.16m x 3.88m)** Fireplace with carved timber surround, Marble inset and hearth, picture rail, cornice ceiling. Open plan to...

**STUDY 12' 10" x 10' 9" (3.92m x 3.29m) @ widest points** Picture rail.

**OPEN PLAN LIVING/KITCHEN/DINING AREA 30' 2" x 21' 11" (9.22m x 6.69m) @ widest points** Range of fitted contemporary high and low level units, Granite worksurface and splashback, gas Aga, integrated Neff gas hob, one and a half bowl single drainer stainless steel sink unit with mixer taps, integrated microwave, integrated oven, integrated dishwasher, integrated fridge/freezer, concealed underlighting, island unit with stainless steel sink unit, wine cooler fridge, tiled floor, recessed low voltage spotlights, sliding patio doors to rear garden. Open plan to...

**FAMILY ROOM 18' 7" x 8' 11" (5.67m x 2.73m)** Tiled floor, recessed low voltage spotlights, door to side garden.





**UTILITY ROOM 21' 3" x 10' 5" (6.5m x 3.18m) @ widest points** Range of fitted high and low level units with Granite effect worksurfaces, single drainer sink unit with mixer taps, plumbed for washing machine, tiled floor, extractor fan, recessed low voltage spotlights, gas fired boiler, recessed low voltage spotlights, doors to front driveway and rear garden.

**WC** Low flush wc, vanity wash hand basin, tiled floor, extractor fan, recessed low voltage spotlights.

**FIRST FLOOR LANDING** Access to roof space, picture rail, cornice ceiling. Bespoke fitted wardrobes.

**BATHROOM** Suite comprising of a panelled bath with shower, enclosed shower cubicle, pedestal wash hand basin, low flush wc, part tiled walls, recessed low voltage spotlights.

**WC** Low flush wc, vanity wash hand basin, recessed low voltage spotlights.

**BEDROOM 21' 11" x 9' 9" (6.69m x 2.99m) @ widest points** Bespoke fitted wardrobes.

**ENSUITE SHOWER ROOM** Walk in shower cubicle, vanity wash hand basin, stainless steel towel radiator, tiled walls, tiled floor, feature mirror, extractor fan, Velux skylight, airing cupboard with shelving.

**BEDROOM 12' 2" x 10' 11" (3.71m x 3.33m)** Cornice ceiling, picture rail, laminate wood strip flooring.





**BEDROOM 12' 9" x 11' 0" (3.9m x 3.37m)** Cornice ceiling, picture rail.

**BEDROOM 16' 6" x 12' 10" (5.03m x 3.92m)** Cornice ceiling, picture rail, laminate wood strip flooring, built in wardrobe.

**BEDROOM 16' 6" x 12' 11" (5.03m x 3.95m)** Cornice ceiling, picture rail.

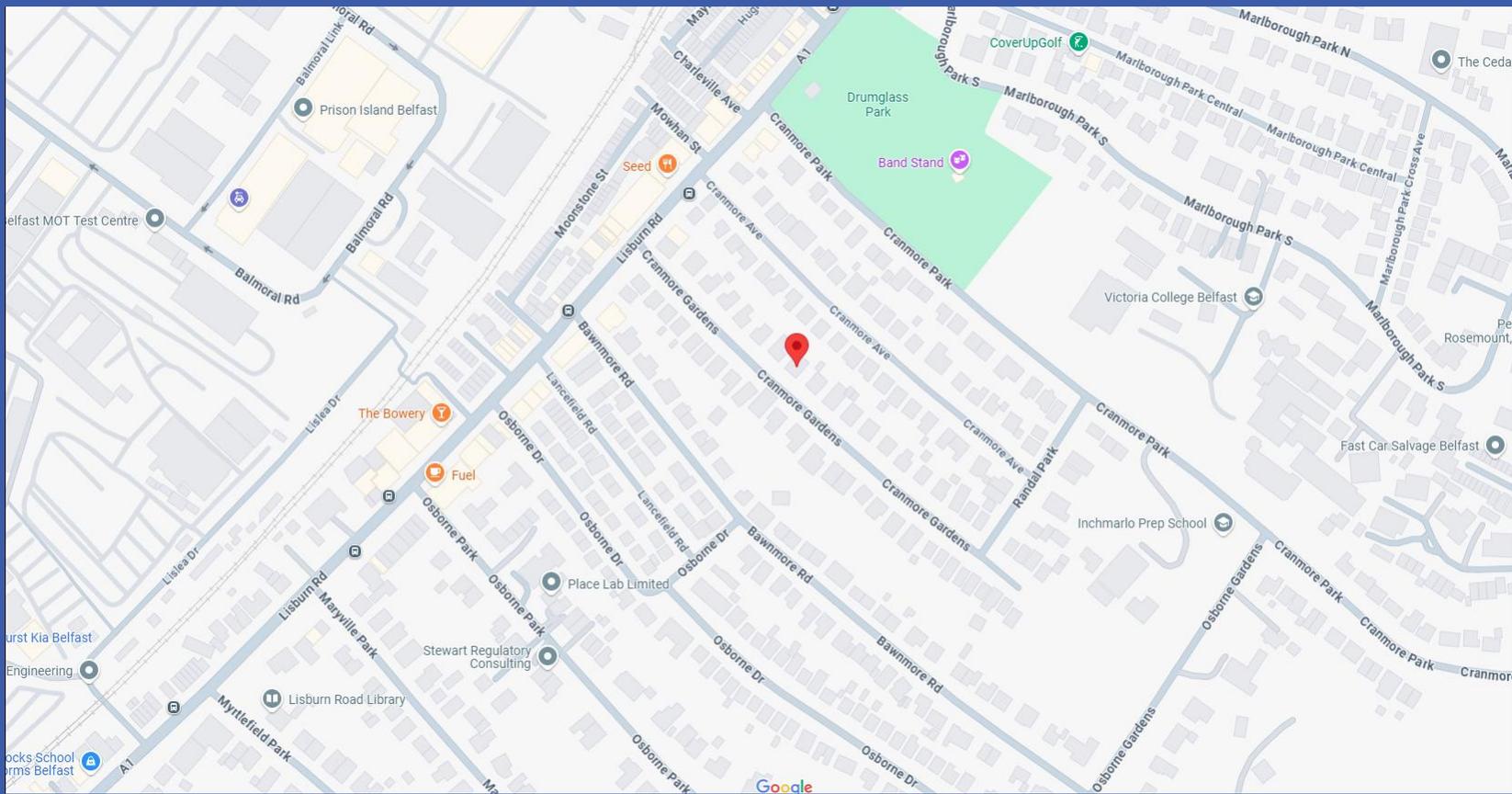
**OUTSIDE** Enclosed rear garden in lawns with timber deck and paved patio/BBQ area, mature boundary hedging trees and shrubs. Garden to front with gravel bound driveway car parking.











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