



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

21 Dorchester Park

Belfast
BT9 6RH

Offers In Region Of £675,000

21 DORCHESTER PARK, BT9 6RH

- Detached home in a sought after South Belfast location
- Excellent condition with modern finishes
- Open plan living / kitchen / dining with contemporary kitchen
- Lounge, study and family room for flexible living
- Four bedrooms, two with ensuites
- Principal bedroom with walk-in wardrobe
- Family bathroom on first floor
- Enclosed rear garden with raised deck
- Tarmac driveway parking
- Detached garden room plus gas heating and double glazing

This superb detached family home is presented in excellent condition throughout and is ideally located in a highly sought after area of South Belfast, within close walking distance of Shaw's Bridge, the Lagan Towpath and Strangford Playing Fields, perfect for family walks, cycling and other outdoor activity. The property also benefits from convenient access to public transport links, ideal for modern family living.

The standout feature is the impressive open plan living, kitchen and dining area to the rear, finished with a contemporary fitted kitchen and designed for both everyday living and entertaining.

The ground floor offers a flexible layout including a lounge, study, and family room, providing excellent space for relaxation and work.

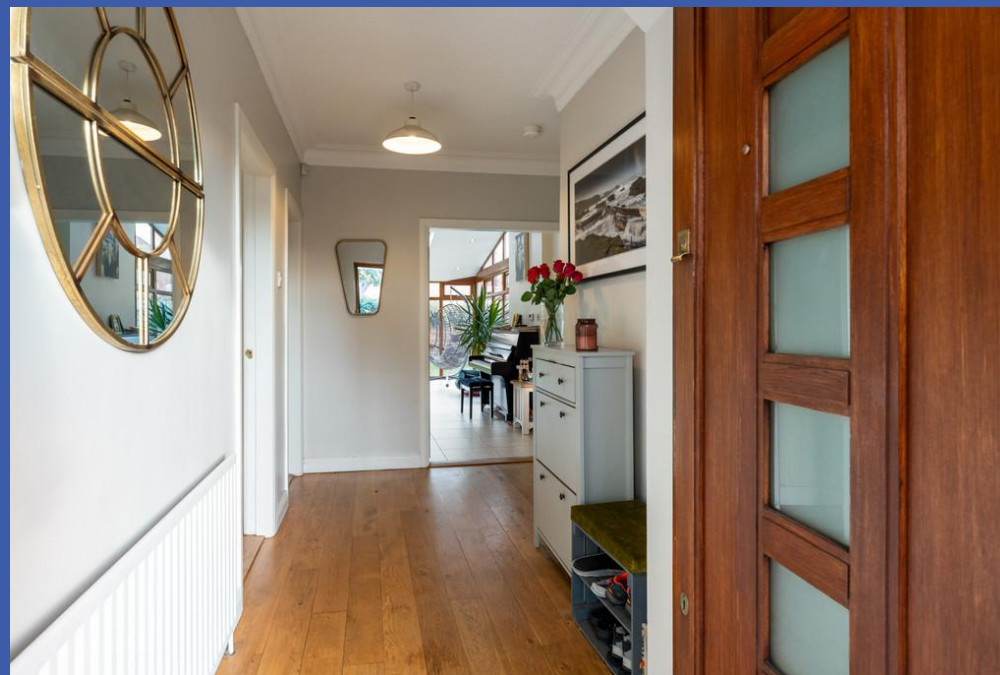
Upstairs, there are four well-proportioned bedrooms, two with ensuite facilities. The principal bedroom also benefits from a walk-in wardrobe, alongside a modern family bathroom.

Externally, the enclosed rear garden is laid in lawn with a raised timber decked area. To the front, there is tarmac driveway parking.

A key feature is the detached garden room, ideal as a home office, guest space, gym, or entertainment room.

Further benefits include gas fired central heating and double glazing throughout.

This is an excellent home offering spacious, stylish accommodation in a prime location, and early viewing is recommended.







PROPERTY COMPRISES

Hardwood entrance door with glazed panels leading to reception hall.

RECEPTION HALL Hardwood flooring, storage cupboard, stairs to first floor.

CLOAKROOM / WC Hardwood flooring, vanity wash hand basin, low flush WC.

FAMILY ROOM 16' 10" x 11' 11" (5.14m x 3.64m) Hardwood flooring, cornice ceiling, fireplace with cast iron inset with tiled surround and slate hearth.

STUDY 11' 10" x 7' 5" (3.62m x 2.27m) Hardwood flooring, built in shelving, recessed low voltage spotlights.

LOUNGE 21' 11" x 11' 5" (6.69m x 3.48m) Hardwood flooring, fireplace with timber surround, cast iron inset, gas fire, cornice ceiling, door to rear garden.

OPEN PLAN LIVING / KITCHEN / DINING AREA 30' 3" x 23' 1" (9.23m x 7.04m) Velux skylights, tiled floor. Range of fitted high and low level contemporary kitchen units, Quartz work surfaces, splash back and upstand, integrated induction hob, extractor fan, integrated double oven, integrated microwave, plumbed for American style fridge freezer, stainless steel sink unit with Quooker tap, stainless steel sink unit with mixer tap, island unit with breakfast bar, integrated wine fridge, recessed low voltage spotlights.





UTILITY ROOM 6' 10" x 5' 9" (2.09m x 1.76m) Range of fitted high and low level units, Belfast sink unit with mixer taps, plumbed for washing machine, tiled floor.

FIRST FLOOR LANDING Access to roof space.

BATHROOM Panelled bath with hand shower, enclosed shower cubicle, low flush WC, Velux wash hand basin, tiled floor, tiled walls, stainless steel towel radiator, feature mirror.

BEDROOM 16' 11" x 11' 11" (5.17m x 3.65m) Cornice ceiling.

WALK-IN WARDROBE 7' 5" x 6' 2" (2.27m x 1.88m) Built in storage.

ENSUITE Enclosed shower cubicle, wall mounted wash hand basin, low flush WC, stainless steel towel radiator, tiled floor, recessed low voltage spotlights, extractor fan.

BEDROOM 11' 5" x 7' 2" (3.49m x 2.19m) Laminate wood strip flooring.

BEDROOM 11' 5" x 10' 4" (3.49m x 3.16m) Built in wardrobe, cornice ceiling.

BEDROOM 11' 11" x 10' 11" (3.65m x 3.33m)





ENSUITE Enclosed shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, tiled walls, recessed low voltage spotlights, extractor fan, stainless towel radiator.

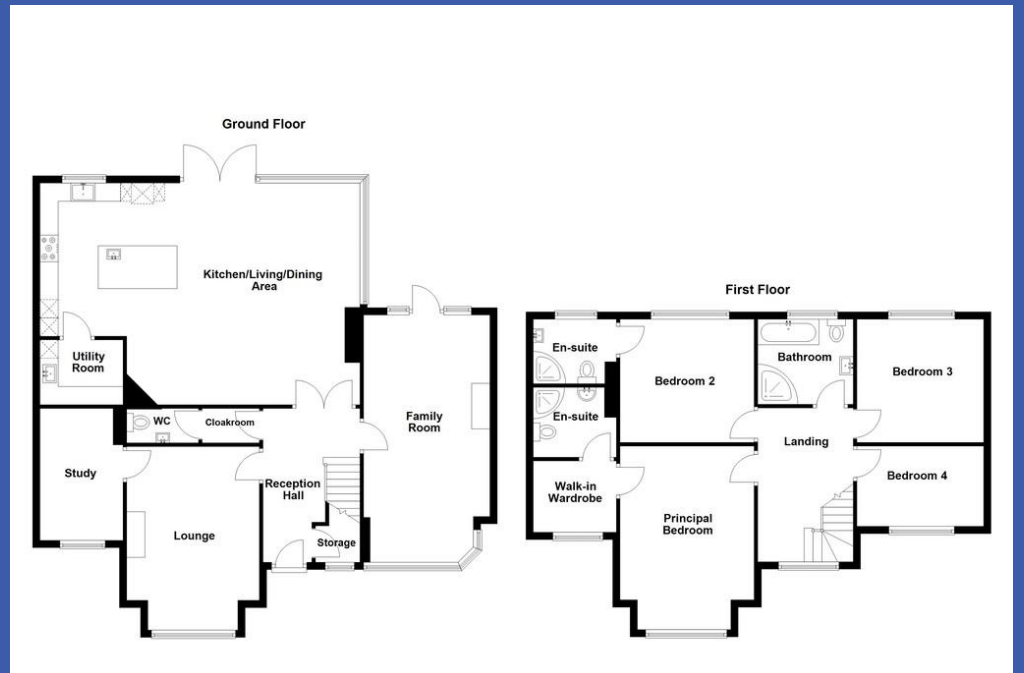
GARDEN ROOM

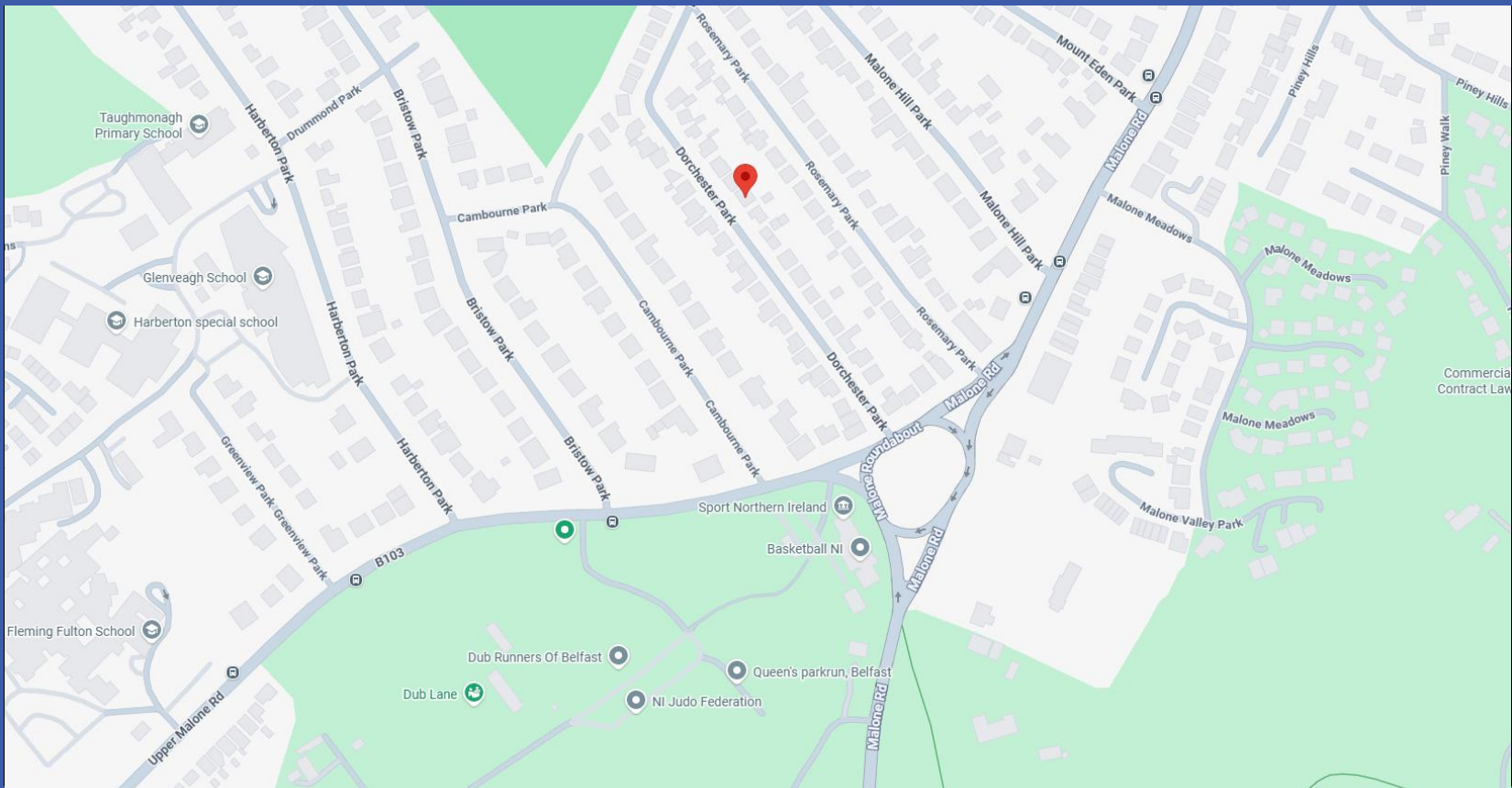
OUTSIDE Tarmac driveway to front. Enclosed rear garden in lawns with raised timber deck, paved patio area.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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