



NO BALL GAMES



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7 Danesfort Park South

Stranmillis Road
BT9 7RG

Offers Over £495,000

7 DANESFORT PARK SOUTH, BT9 7RG

- Red Brick Semi Detached Property In Superb Convenient Location
- Tucked Away Within Exclusive Development Yet Extremely Convenient To A Host Of Amenities
- Bright Spacious First Floor Lounge and Separate Living Room
- Luxury Fitted Kitchen Open Plan to Living/Casual Dining Area
- Four Generous Well Proportioned Double Bedrooms of Which Two Have Ensuite Shower Rooms
- Luxury Bathroom With White Suite/Ground Floor WC
- High Standard Of Finish/Gas Central Heating/Timber Sliding Sash Double Glazed Windows/Alarm System
- Driveway Parking for 2 Cars
- Delightful Private Enclosed Rear Garden with a Southerly Aspect
- Convenient to Amenities Including Shops, Public Transport and Leading Schools

This substantial, red brick semi-detached home occupies a superb situation tucked away within this exclusive, much sought after development just off Malone and Stranmillis Roads.

The property offers generous, adaptable and well-proportioned accommodation which is finished to an exceptionally high standard.

The reception room accommodation briefly comprises a superb kitchen with Granite work surfaces open plan to dining and family area along with a separate good sized living room and a delightful first floor lounge with feature fireplace. In addition there are four generous double bedrooms, two with ensuite shower rooms along with a family bathroom.

The internal accommodation is perfectly complemented by the delightful private, enclosed and south facing rear landscaped garden with a sheltered decked sitting area along with driveway parking for two cars.

Offering a much sought after combination of a quiet, private setting along with exceptional convenience to a wide range of leisure and lifestyle amenities including public parks, The Lagan Towpath, public transport and leading schools. Recent sales in this particular development have proven extremely and early viewing of this superb home is highly recommended.







PROPERTY COMPRISES

Front door with glazed inset and fan light to reception hall.

RECEPTION HALL Tiled floor, under stairs storage, cornice ceiling.

CLOAKROOM White suite comprising low flush WC, half pedestal wash hand basin, fully tiled walls, tiled floor, extractor fan.

LIVING ROOM 16' 1" x 15' 4" (4.9m x 4.67m) Bay window, wood flooring, cornice ceiling.

LUXURY FITTED KITCHEN WITH DINING AREA 16' 0" x 12' 11" (4.88m x 3.94m) Range of high and low level units, granite work surfaces with matching splash back, stainless steel sink unit with granite drainer, space for cooker range with Perspex splash back and extractor fan over, integrated dishwasher, concealed gas fired boiler, integrated fridge/freezer, integrated washing machine, integrated tumble dryer, under unit lighting, tiled floor, low voltage spotlights, patio doors to rear garden.

FIRST FLOOR LANDING Airing cupboard.

LOUNGE 16' 1" x 14' 11" (4.9m x 4.55m) Attractive solid wood herringbone style floor, marble fireplace with gas coal effect fire, cornice ceiling, bay window with seating and storage.





BEDROOM 16' 1" x 12' 6" (4.9m x 3.81m)

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin, fully tiled walls, tiled floor, low voltage spotlights, extractor fan.

SECOND FLOOR LANDING

BEDROOM 16' 1" x 12' 7" (4.9m x 3.84m) Laminate wood effect floor.

ENSUITE White suite comprising low flush WC, fully tiled shower cubicle, pedestal wash hand basin, fully tiled walls, tiled floor.

BEDROOM 12' 5" x 12' 5" (3.78m x 3.78m)

ENSUITE SHOWER ROOM White suite comprising low flush WC, pedestal wash hand basin, fully tiled shower cubicle, fully tiled walls, tiled floor.

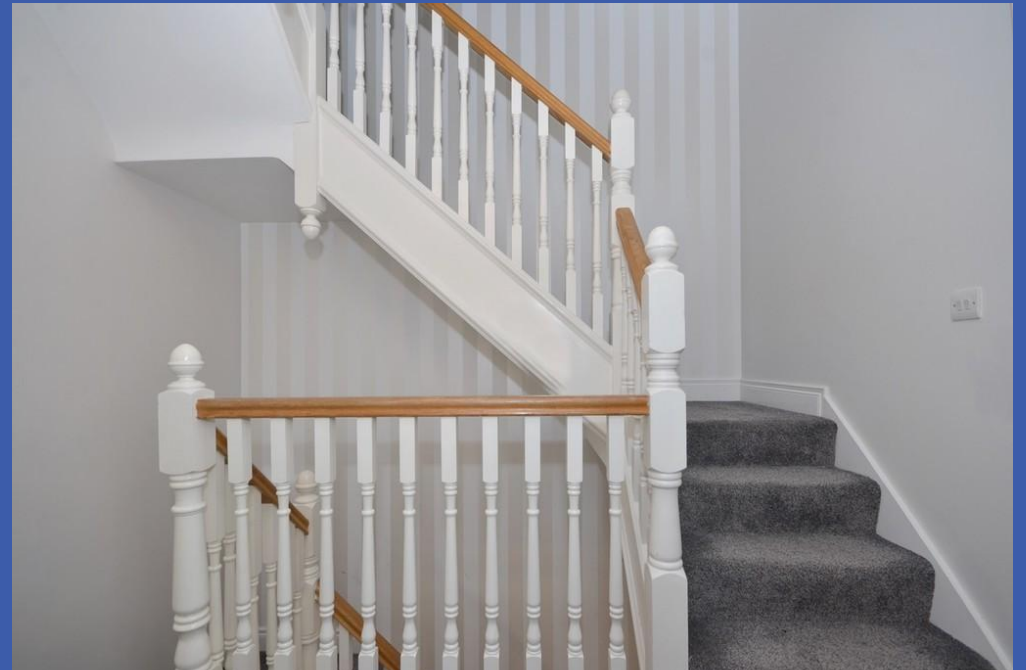
THIRD FLOOR LANDING Study area with Velux window.

BEDROOM 16' 1" x 23' 0" (4.9m x 7.01m) (@ widest points) Access to roof space.





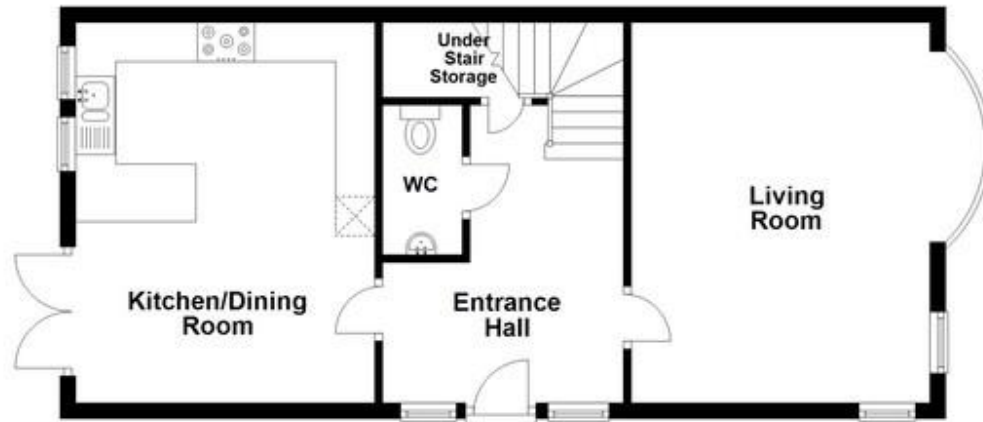
OUTSIDE Front garden in lawns and flower beds, paved driveway with parking for 2 cars. South facing rear garden, in artificial grass with paved sitting area and lower level private south facing timber deck sitting area.



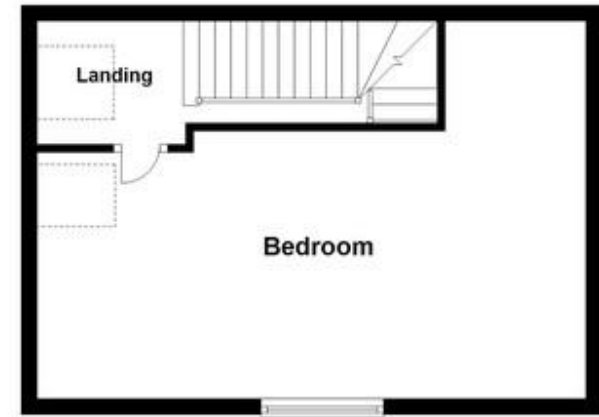




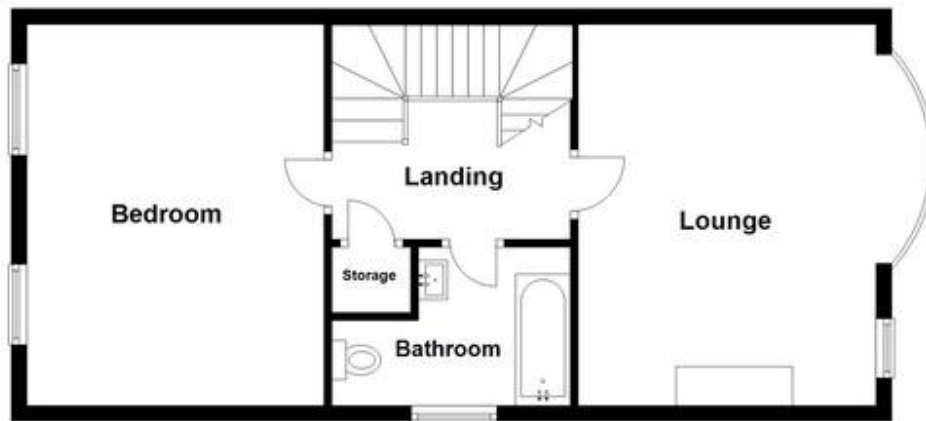
Ground Floor



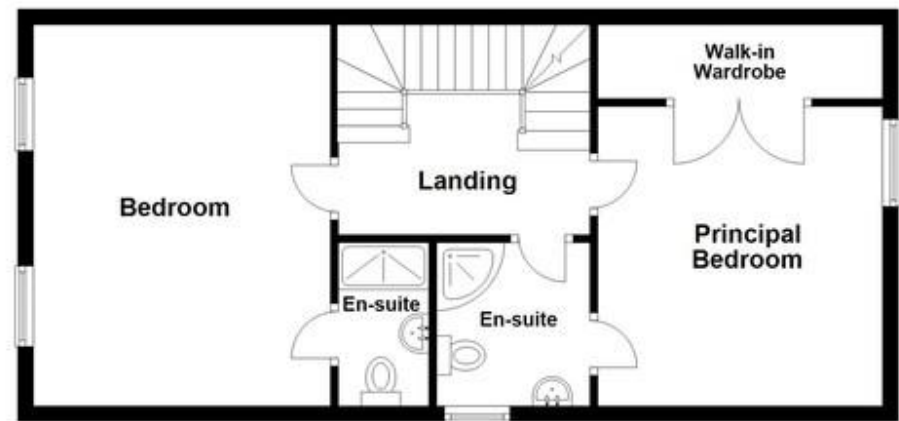
Third Floor



First Floor

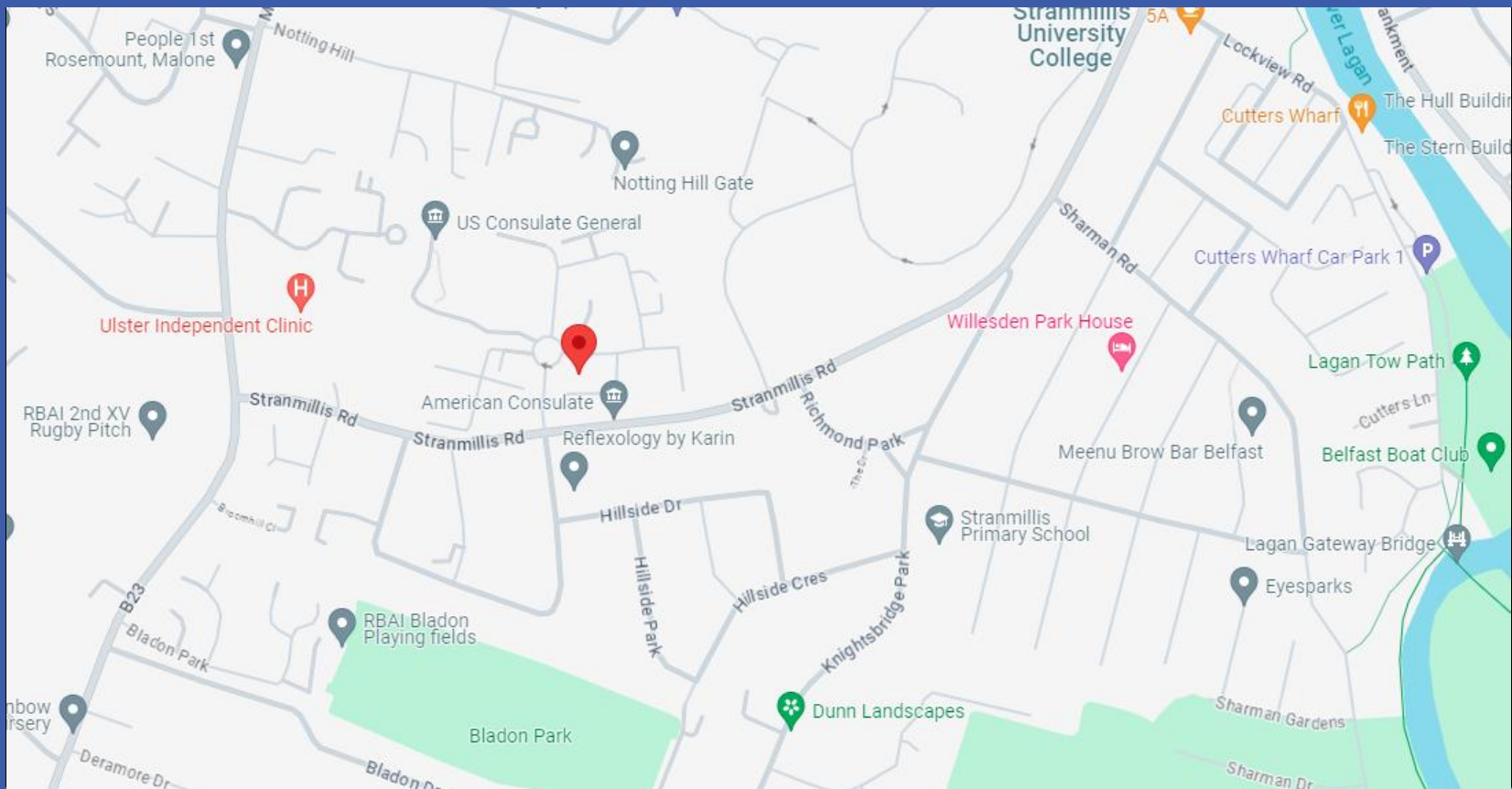


Second Floor



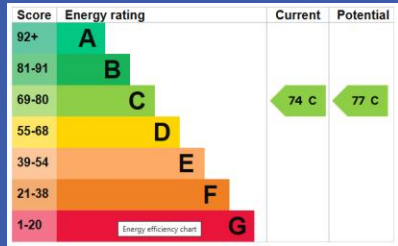
Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

7 Danesfort Park South, Belfast



Directions:

Coming out of Belfast on Malone Road, turn left on to Stranmillis Road and Danesfort Park is on the left hand side



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