

simon**BRIEN**
RESIDENTIAL

18 Dorchester Park,
Belfast, BT9 6RH



Asking Price £675,000

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KEY FEATURES

- Attractive double fronted four bedroom detached family home
- Beautifully maintained, retaining many original period features throughout
- Enclosed Private South Facing Rear Garden with Manicured Flowerbeds, Lawns and Raised Patio Area Ideal for Outdoor Entertaining
- Hallway with Solid Strip Wooden Flooring, Original Wooden Panelled Walls and Under Stairs Storage
- Two Separate Front Reception Rooms with Solid Strip Wooden Flooring
- Downstairs WC with Additional Cloak Storage
- Extended L-Shaped Kitchen Dining Living Space with Mature Outlook to Rear Garden
- Bespoke Fitted Kitchen with Ample Space for Casual Dining
- Four good sized bedrooms with built-in robes
- Spacious Landing with Additional Storage
- Family Bathroom with Separate WC
- Fully Floored Roof space with Velux Window Accessed via Slingsby Ladder
- Enclosed Front Garden with Shrubs and Flowerbeds
- Tarmac Driveway Accessed via Electric Gates
- Attached Garage with Utility Area and Excellent Additional Storage
- Oil Fired Central Heating and Double Glazing
- Ideally Suited to the Young Professional, Young Family or Upsizer Alike
- Early Viewing Highly Recommended
- Conveniently Located Close to Belfast City Centre and Belfast City Airport
- Within Close Proximity to Belfast City Hospital, Queens University and Many Local Leading Schools



DESCRIPTION

18 Dorchester Park represents a unique opportunity to acquire a well-appointed four-bedroom detached family home positioned on one of the most sought after addresses in BT9. Having been maintained to a fantastic standard throughout by the current owner, the property retains many of its original highly sought-after features.

This superb address offers ease of access for the city commuter and is ideally positioned just off the Malone Road with a range of local amenities including many popular restaurants, shops, and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools and is within walking distance to Shaws Bridge and Queens Playing Fields.

In short, the property comprises of spacious reception hall with original wooden panelled walls, solid strip wooden floors and generous under stairs storage, downstairs WC, and cloakroom, two separate front reception rooms and an open plan recently modernised kitchen, dining, sunroom with beautiful mature outlook to the rear garden.

The first floor of the property provides four well-appointed bright and airy bedrooms with excellent additional storage, spacious landing with stain glass picture window, family bathroom with separate WC and a fully floored roof space accessed via a slingsby ladder with Velux window.

The property further benefits from double glazing, oil fired central heating, outdoor utility room, enclosed front garden with tarmac driveway accessed via electric gates, attached garage with utility area and additional storage and a superb south facing rear garden with raised patio area and vast array of surrounding shrubs and trees providing excellent privacy.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

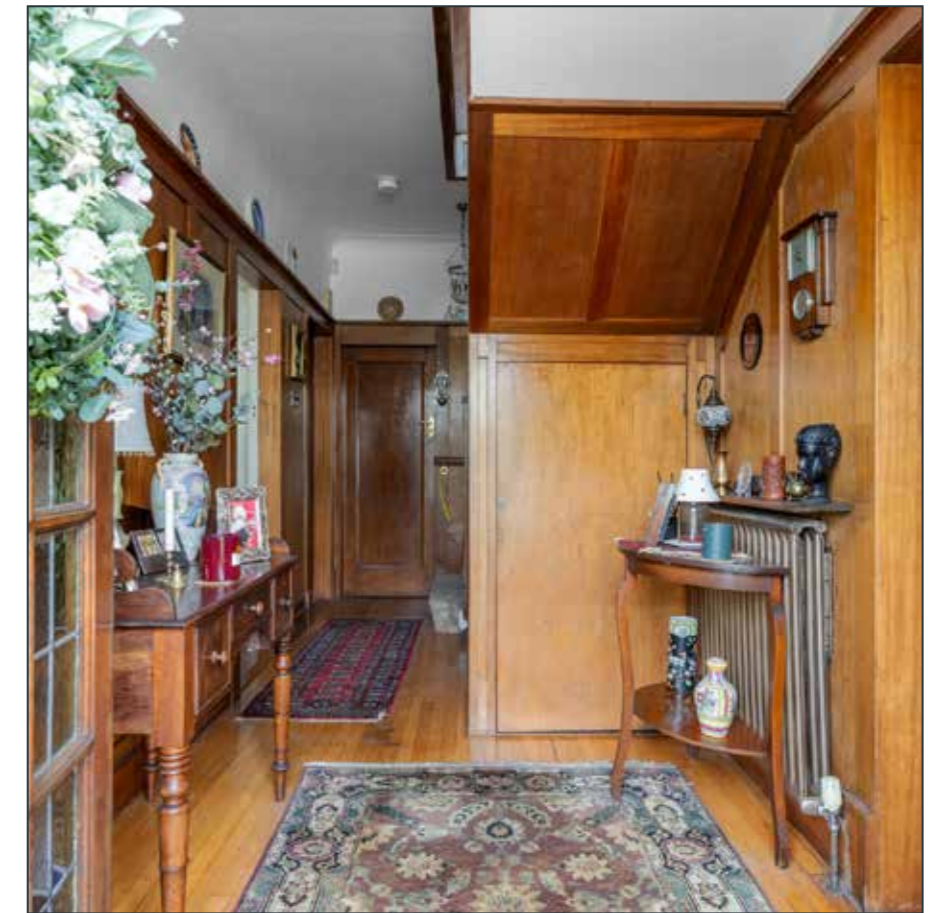
GROUND FLOOR

ENTRANCE:

Covered entrance with terracotta tiled floor, glazed front door with frosted glass inset, frosted glass side lights and stained glass led detailing

RECEPTION HALL:

Spacious reception hall with wooden panelled walls, solid strip wooden flooring, generous understairs storage and access to electric meter



LIVING ROOM:

25' 0" x 12' 4" (7.62m x 3.76m)

Dual aspect to front and rear, solid striped wooden flooring, art deco style fireplace (for open fire with baxi grate) with tiled surround and mantelpiece, picture rail, windows with stained glass top lights



**DINING ROOM:
16' 0" x 12' 2" (4.88m x 3.71m)**

Outlook to front, solid strip wooden flooring, art deco style fireplace with carved wooden mantlepiece and surround with tiled inset, (suitable for both open fire/ gas fire), cornice ceiling and picture rail



**DOWNSTAIRS WC/
CLOAKROOM:**

White suite comprising, low flush WC, pedestal wash hand basin with chrome taps, panelled walls with plate rack, additional built in storage, solid strip wooden flooring, picture window



**L SHAPED KITCHEN/DINING/LIVING SPACE:
20' 0" x 18' 0" (6.1m x 5.49m)**

Bespoke fitted kitchen with range of high and low level units, laminate worktops, inset drainer sink with side drainer and chrome taps, space for range cooker, tiled splashback and extractor fan, room for American style fridge freezer, built in dishwasher, ample space for casual dining, wooden laminate effect flooring, hardwood double glazed French doors to rear garden, velux window, low voltage recessed spotlighting



INTEGRAL GARAGE:
15' 0" x 9' 0" (4.57m x 2.74m)

Roller shutter, range of built in high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome mixer tap, uPVC double glazed access doors leading to rear garden

FIRST FLOOR

LANDING:

Picture window with stained glass insets, additional built in storage, access hatch to roofspace via slingsby ladder, roofspace fully floored with light and power and velux window



BEDROOM (1):
14' 0" x 12' 0" (4.27m x 3.66m)

Outlook to front, range of built in wardrobes



BEDROOM (3):
12' 5" x 10' 5" (3.78m x 3.18m)

Outlook to front, range of built in wardrobes



BEDROOM (2):
12' 5" x 12' 2" (3.78m x 3.71m)

Outlook to rear, built in sliderobes



BEDROOM (4):
10' 6" x 9' 0" (3.2m x 2.74m)

Outlook to rear, additional built in storage



SEPERATE WC:
White suite comprising,
low flush WC with picture
winodw, tiled floor and tiled
walls, low voltage recessed
spotlighting



BATHROOM:

White suite comprising, pedestal wash hand basin with chrome mixer tap and built in vanity unit, panelled bath with chrome mixer taps and telephone attachment, electric shower with telephone attachemnt, fully tiled walls, tiled floor, low votlage recessed spotlighting



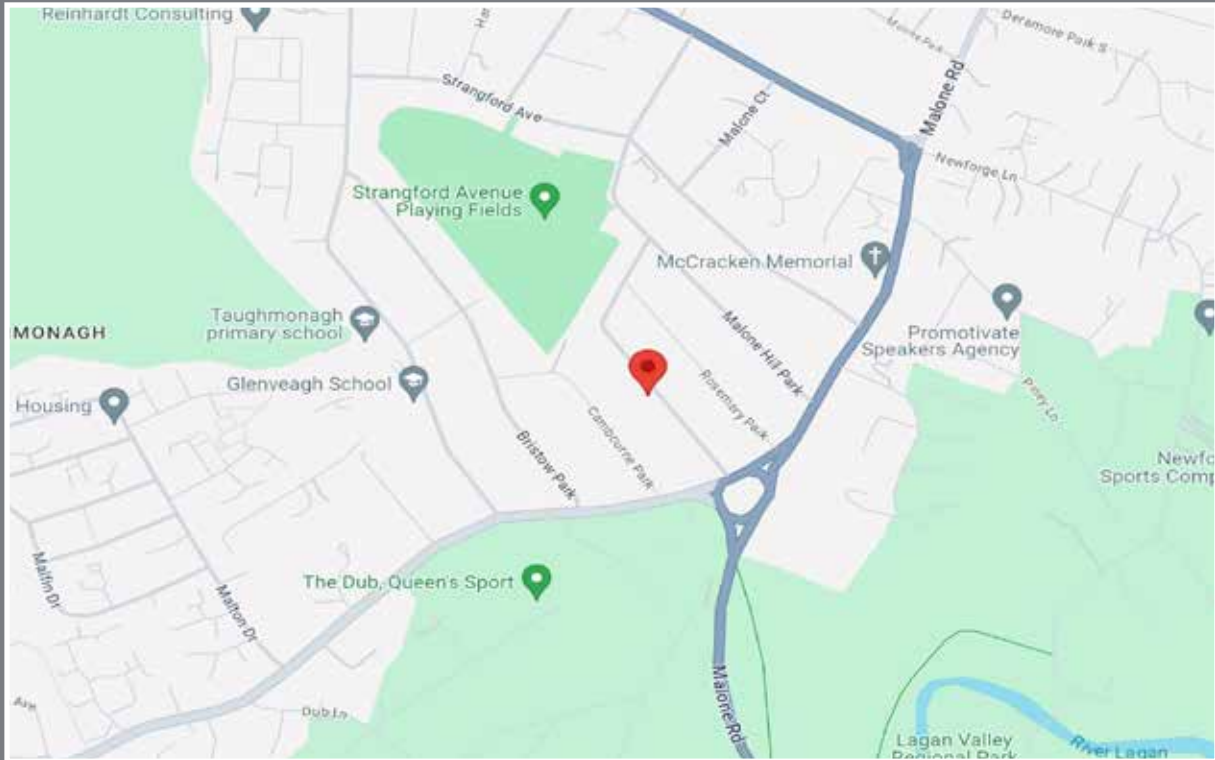
OUTSIDE

Extensive enclosed private rear garden with private Southerly aspect, part patio, part laid in lawn, raised patio ideal for outdoor entertaining, vast array of surround shrubs, trees and hedging, access to oil boiler with additional built in storage, built in utility shed, plumbed for washing machine, plumbed for tumble dryer, space for fridge freezer, light and power, outside tap and light





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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REF: RMck/E/24/SD



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