



## 53 Maryville Park, Belfast, BT9 6LP

**Price Guide £850,000**

We are pleased to offer for sale this truly exceptional and stylish detached family home situated in a prime south facing site in a much sought after residential location. Extended, fully renovated and modernised to an exceptional standard by its current owners, the spacious accommodation comprises drawing room, lounge, dining room and magnificent open plan kitchen / living / dining room with bi-folding doors to south facing garden. On the first floor there are three excellent bedrooms, with the master bedroom of particular note comprising two walk in wardrobes and contemporary en-suite shower room, family bathroom suite & laundry / utility room. On the second floor, a clever roof space conversion comprises a beautiful fourth bedroom with walk in robe & en-suite shower room along with excellent storage. To the rear, there is a landscaped south facing garden in lawn with patio and driveway providing off street parking for several cars accessed via electric gates. Rarely does a property finished to such a high standard come to market, particularly on such a premium site, and as such viewing is highly recommended.

- Extended Detached Family Home On A South Facing Site In A Prestigious Location
- Exceptional Open Plan Kitchen / Living / Dining Room With Bi-Folding Doors To Garden
- Family Bathroom Suite, Laundry Room & Ground Floor W.C
- South Facing Garden To Rear In Lawn With Patio Area
- Within Walking Distance To A Host of Amenities, Leading Schools & Public Transport Links
- Three Reception Rooms Comprising Drawing Room, Lounge & Dining Room
- Four Double Bedrooms (Three With En-suite Shower Rooms)
- Gas Fired Central Heating / PVC Double Glazing
- Front Driveway Providing Off Street Parking For Several Cars, Electric Gates

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood glass panelled front door.

#### RECEPTION HALL

Porcelain tiled floor.

#### DRAWING ROOM 17'0" x 11'9" (5.2 x 3.6)



Bay window, attractive fireplace with stone surround and gas fire, recessed spot lighting.

#### LOUNGE 15'1" x 13'5" (4.6 x 4.1)



Leaded glass window, attractive open fire, recessed spot lighting.

#### DINING ROOM 11'5" x 11'5" (3.5 x 3.5)



Porcelain tiled floor, recessed spot lighting.

#### KITCHEN / LIVING / DINING 27'2" x 19'4" (8.3 x 5.9)



Contemporary Siematic kitchen comprising an extensive range of high and low level units, island with waterfall granite work surfaces and sunken sink unit, luxury integrated appliances to include 'Gaggenau' dishwasher, double fridge / freezer, 'Bora' hob & extractor, 'Bosch' oven, porcelain tiled floor, bi-folding doors to rear garden.







**W.C**

Low flush W.C, wash hand basin, gas fired boiler.

**ON THE FIRST FLOOR**

**MASTER BEDROOM 23'1" x 19'6" (7.06 x 5.95)**



Recessed spotlighting.

**ENSUITE SHOWER ROOM**



Contemporary 'Villeroy & Boch' white suite comprising low flush W.C, wash hand basin with storage below, walk in shower with waterfall shower head, fully tiled.

**WALK IN WARDROBE 8'2" x 4'3" (2.5 x 1.3)**

**WALK IN WARDROBE 7'10" x 3'11" (2.4 x 1.2)**

**BEDROOM TWO 15'1" x 13'9" (4.6 x 4.2)**



Recessed spotlighting.

**ENSUITE SHOWER ROOM**



Contemporary white suite comprising low



flush W.C, wash hand basin, walk in shower, fully tiled.

### BEDROOM THREE 13'1" x 12'9" (4.0 x 3.9)



### BATHROOM



White suite comprising free standing roll top bath, wash hand basin, low flush W.C, tiled walls, porcelain tiled floor, recessed spotlighting.

### UTILITY / LAUNDRY ROOM 8'2" x 7'10" (2.5 x 2.4)

Plumbed for washing machine.

### ON THE SECOND FLOOR

### BEDROOM FOUR 20'0" x 16'8" (6.1 x 5.1)



Recessed spotlighting, velux windows.

### ENSUITE



Contemporary 'Villeroy & Boch' white suite comprising low flush W.C, wash hand basin with storage below, walk in shower, fully tiled.

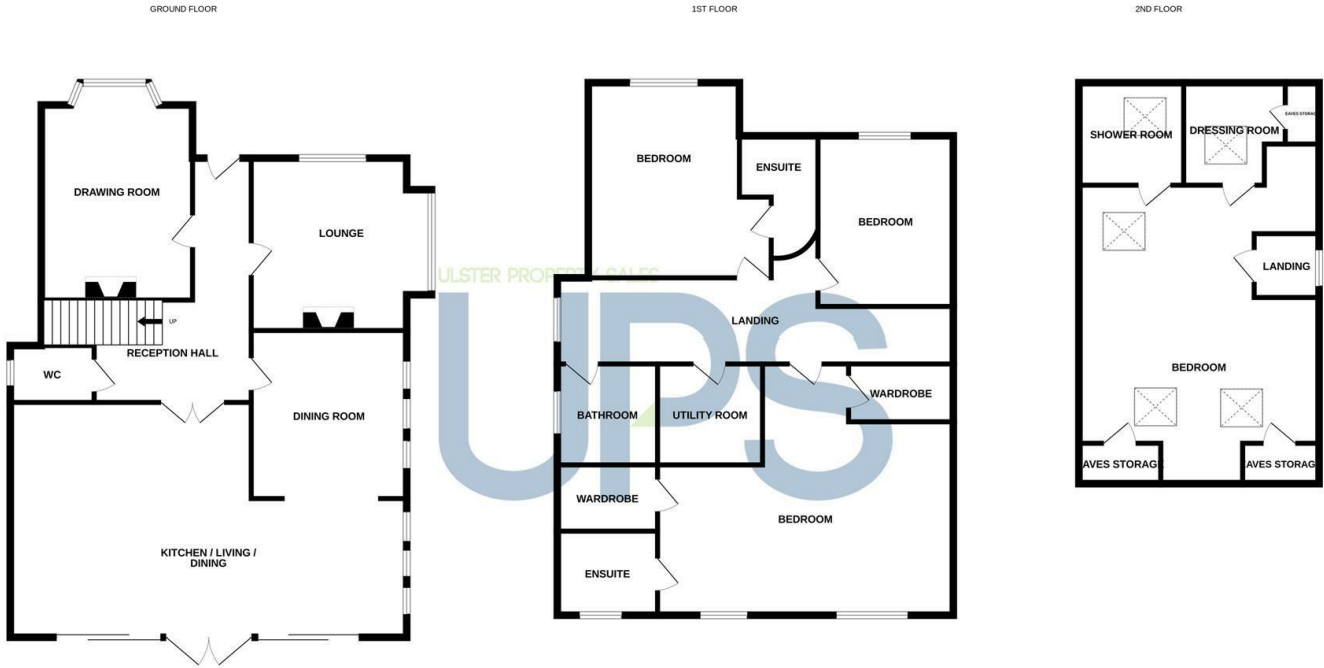
### WALK IN WARDROBE 6'6" x 4'3" (2.0 x 1.3)

### OUTSIDE



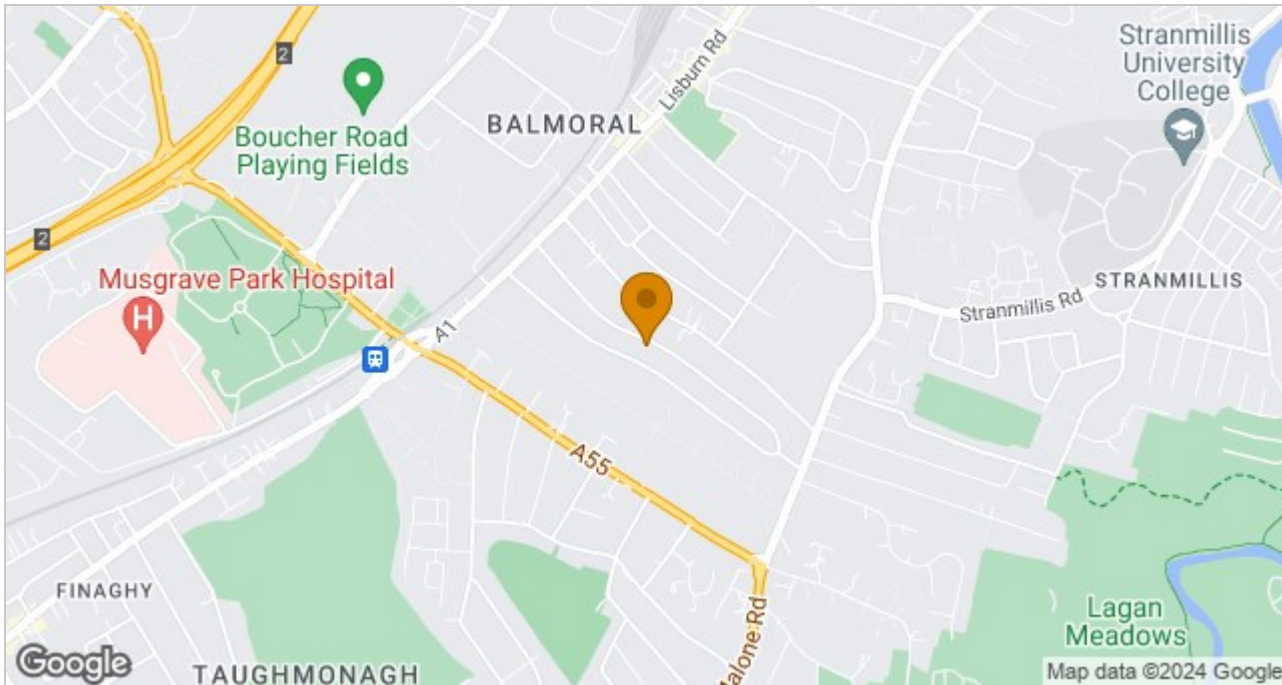
Beautifully landscaped south facing garden to rear in lawn with patio area. Off street parking for several cars to front. Electric gates.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



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