



Neatly tucked away just off the Malone Road roundabout, this modern three storey link detached property offers excellent family accommodation over three floors.

The well-designed living accommodation briefly comprises spacious lounge, modern kitchen open plan to living/dining area. Upstairs are four well-proportioned bedrooms; principle with ensuite in addition to the family bathroom on the first floor and separate shower room on the second floor. Furthermore, the property benefits from downstairs WC, utility room, large home office or fifth bedroom, oil heating, double glazing throughout and high level of insulation. Externally there is an easily maintained South facing rear garden with paved patio area and artificial grass, to the front is driveway parking for two cars with electric gate access. The specification throughout this beautifully presented home is finished to an excellent standard. Dorchester Park is a much sought after residential location just off the Upper Malone Road. The location is within a short walk of Public transport, convenience shopping and The Barnett's Demesne. Close to hand for recreational enjoyment are Malone, Dunmurry and Balmoral Golf Clubs. The M1 motorway network is also only a short drive away, ideal for those who commute. Early viewing is highly recommended.

Offers Over  
£499,950

2B Dorchester Park,  
Malone,  
Belfast,  
BT9 6RH

Viewing by  
appointment  
through agent  
028 9066 3030



- Excellent Link-Detached Property, Constructed in 2016 and Located just off the Highly Sought After Malone Road
- Beautifully Presented Throughout with Modern Finishings, Extending to 2200 sq ft
- Spacious Living Room
- Luxury Kitchen with Integrated Appliances; Open Plan to Large Living/Dining Area
- Separate Utility Room and Downstairs Cloakroom
- Four Well-Proportioned Double Bedrooms; Principal with Ensuite
- Good-sized Home Office/ Fifth Bedroom
- Contemporary Family Bathroom
- Separate Additional Shower Room on Second Floor
- Oil Fired Central Heating/ Double Glazing Throughout
- Low Maintenance Enclosed Rear Garden, South Facing with Paved Patio Area and Artificial Grass
- Driveway Parking for Two Cars with Electric Gate Access
- Alarm System
- Great Location, Convenient to Public Transport Links, Schools, Shops and Barnetts Demesne
- Viewing By Appointment



The Property Comprises:

Ground Floor

ENTRANCE HALL:



CLOAKROOM: Low flush wc, wash hand basin with vanity unit.

LIVING ROOM: 17' 10" x 14' 1" (5.44m x 4.29m) Attractive feature fireplace with laminate floor.



KITCHEN/DINING: 24' 1" x 11' 1" (7.34m x 3.38m) Range of high and low level units, inset sink, granite work surfaces, four ring hob and electric oven. Integrated dishwasher, recess for fridge/freezer, tiled floor.





SUN ROOM: 12' 9" x 12' 3" (3.89m x 3.73m) Patio doors to rear.



UTILITY ROOM: Plumbed for washing machine.

First Floor

BEDROOM (1): 14' 6" x 14' 5" (4.42m x 4.39m)

ENSUITE SHOWER ROOM: Fully tiled shower enclosure, low flush wc, wash hand basin.



BEDROOM (2): 11' 3" x 10' 7" (3.43m x 3.23m)

HOME OFFICE/ BEDROOM (5) 11' 3" x 10' 7" (3.43m x 3.23m)





BATHROOM: White suite comprising panelled bath, low flush wc, wash hand basin.

Second Floor

BEDROOM (3): 13' 7" x 9' 7" (4.14m x 2.92m)



BEDROOM (4): 14' 0" x 10' 0" (4.27m x 3.05m)

SHOWER ROOM: Fully tiled shower enclosure, low flush wc, wash hand basin.

Outside

Enclosed south facing gardens with artificial grass and electronic gates, parking to front for two vehicles.







Location:

From Malone Road onto roundabout follow road back on yourself and Dorchester Park is off the roundabout on the left hand side.

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)



This plan is for illustrative purposes only  
Plan produced using PlanIt  
**2B Dorchester Park, Belfast**



**Energy Rating**

Epc Type: Domestic  
Current: B83  
Potential: B83  
EPC Landmark Code: 0264-3995-0563-9896-4131  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91	83	83
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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