



1 Sans Souci Park,
Malone Road,
Belfast,
BT9 5QZ

Offers Over
£625,000

Viewing by
appointment with
& through agent
028 90 663030



This exceptional, attractive, bay fronted family residence is perfectly situated on a corner site just off the prestigious Malone Road. This prime location offers ease of access to top local amenities including schools making it an ideal choice for families. The property boasts spacious and well-presented accommodation, meticulously maintained by the current owners. Many fine original features add character and charm while the modern kitchen open plan to the family and dining areas provide a modern touch. This layout is perfect for both everyday living and entertaining.

Step outside to find a private, enclosed, south west facing rear garden and ideal area for relaxation. Early viewing of this home is highly recommended to fully appreciate its unique blend of classic elegance and modern convenience. Don't miss the opportunity to make this beautiful property your own. Schedule a viewing today and envisage the exceptional lifestyle that awaits you and your family in this sought after location.

- Attractive Bay Fronted Semi Detached Family Home
 - Beautiful Entrance Hall
 - Living Room with Bay Window & Feature Fireplace
 - Separate Family Room
- Modern Fully Fitted Kitchen Open Plan to Ample Dining & Living Space/Utility Area
- 5 Bedrooms Including 2 with Ensuite Shower Rooms
- Excellent Convenience to Local Amenities Including Lisburn Road, Belfast City Centre, with Shops, Restaurants & Public Transport
- Gas Fired Central Heating/Double Glazed Windows Including Sliding Sash Windows
 - Detached Garage with Ample Driveway Parking
- Enclosed & Private South Westerly Facing Rear Garden Ideal For Outdoor Entertaining
 - Convenient Position to Many Leading Primary & Secondary Schools



The Property Comprises:

Ground Floor

Hardwood front door with glazed and leaded side light to . . .

RECEPTION PORCH: Victorian style tiled floor. Glazed inner door with glazed and leaded side light to . . .

RECEPTION HALL: Herringbone wooden floor, picture rail, cornice ceiling.

LIVING ROOM: 14' 3" x 12' 9" (4.34m x 3.89m) (into bay window). Oak wooden floor, mature outlook to front, cornice ceiling, picture rail, marble surround fireplace with slate hearth, built-in shelving.



FAMILY ROOM: 13' 8" x 11' 9" (4.17m x 3.58m) Oak wooden floor, timber surround fireplace with original Victorian inset tiles and hearth, gas coal effect fire, picture rail, cornice ceiling, mature outlook to front.



KITCHEN: 25' 1" x 19' 0" (7.65m x 5.79m) (at widest points). Range of high and low level units, granite worktops, space for Aga, Belfast sink with single drainer and chrome mixer tap, built-in wine rack, pull-out larder cupboard, ceramic tiled floor, built-in Baxi gas fired boiler, additional Belfast sink, plumbed for washing machine, double glazed access door to rear garden. Open to ample dining area, built-in glazed display cabinet, timber surround fireplace with cast iron tiled inset and slate hearth, gas coal effect fire.



Telephone 028 9066 3030
www.templetonrobinson.com

First Floor Return

Low voltage spotlights.

BEDROOM (5): 15' 2" x 6' 9" (4.62m x 2.06m) Built-in cupboard, balcony.



First Floor

LANDING: Cornice ceiling, picture rail.

BEDROOM (1): 14' 3" x 12' 10" (4.34m x 3.91m) (into bay window). Oak wooden floor, built-in sliding robes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with tiled splash back, built-in shower cubicle with shower unit, tiled splash back, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 11' 3" x 10' 9" (3.43m x 3.28m) Built-in cupboard.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin, built-in shower cubicle with shower unit, tiled splash back, ceramic tiled floor.



BEDROOM (3): 12' 1" x 9' 3" (3.68m x 2.82m) Twin built-in cupboards.



Telephone 028 9066 3030
www.templetonrobinson.com

BATHROOM: White suite comprising low flush wc, roll-top foot and claw bath with chrome mixer tap, vanity unit with chrome mixer tap and built-in cabinet below, built-in shower cubicle with shower unit, tiled splash back, ceramic tiled floor, chrome heated towel rail, low voltage spotlights, hotpress with built-in shelving.



Second Floor Return

LANDING: Access storage into eaves.

BEDROOM (4): 19' 3" x 10' 0" (5.87m x 3.05m) Two Velux windows, storage into eaves.



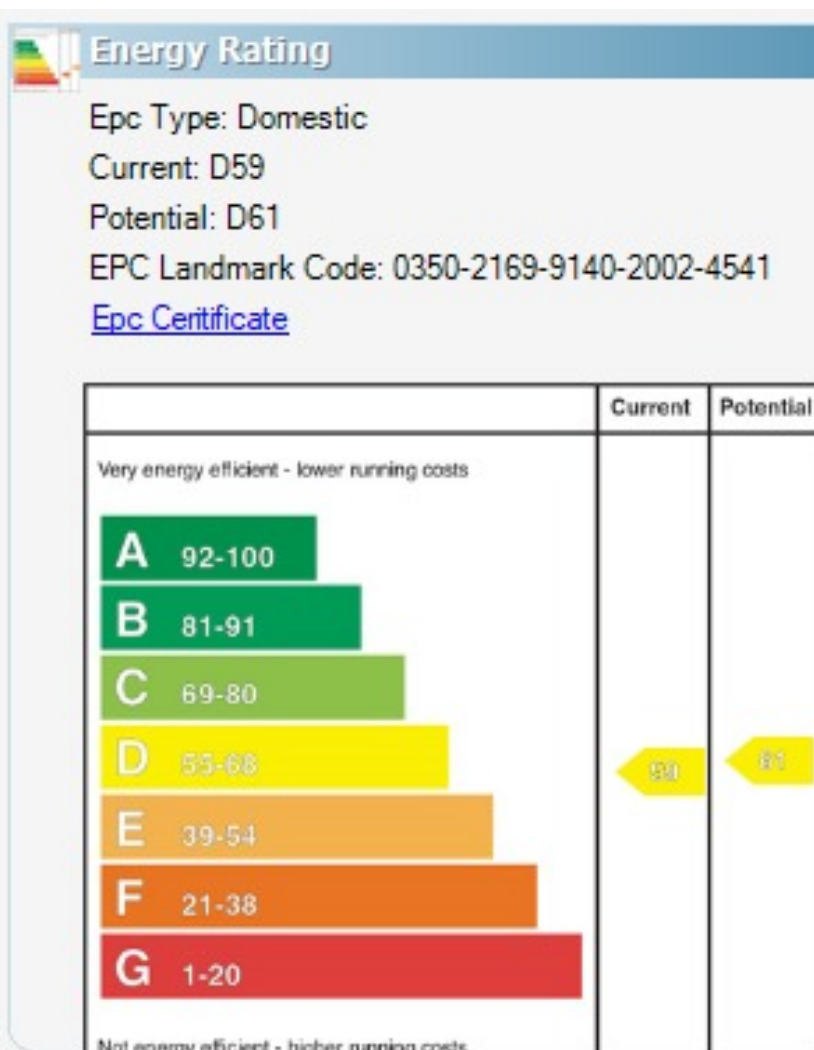
Outside

South westerly facing rear garden with afternoon and evening sunshine, excellent degree of privacy laid in lawn with raised flower bed, patio areas ideal for barbecuing and outdoor entertaining, flower beds and boundary hedging. Tarmac driveway with ample parking for numerous cars leading to . . .

TIMBER GARAGE: Roller shutter door.



Telephone 028 9066 3030
www.templetonrobinson.com

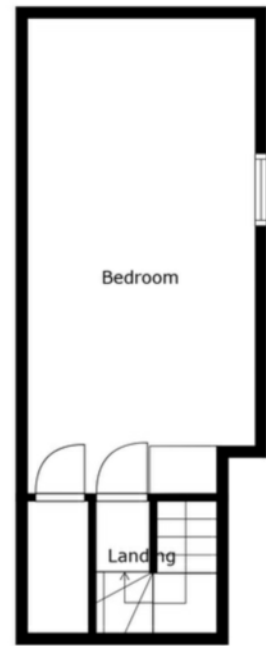


Location:

Coming out of Belfast on the Malone Road, Sans Souci Park is on the left hand side.



Floor 2



Floor 3



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

Telephone 028 9066 3030

www.templetonrobinson.com

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.