



## 18 Dorchester Park, Belfast, BT9 6RH

**Price Guide £625,000**

We are pleased to offer for sale this well presented four bedroom detached family home located in one of the most sought after addresses in BT9. The property retains many of its original features whilst also having undergone modernisation to include a contemporary open plan kitchen / living / dining area. Positioned just off the Malone Road, the property is close to a wide range of local amenities including many popular restaurants, cafes & shops along with leading schools and excellent transport links. The accommodation comprises reception hall with original wooden panelled walls, downstairs W.C, two front reception rooms and kitchen, living, dining room. The first floor comprises four well proportioned bedrooms, spacious landing with stain glass picture window and family bathroom with separate W.C. The property further benefits from PVC double glazing, oil fired central heating, outdoor utility, enclosed front garden with tarmac driveway and attached garage. The rear garden is private and south facing in lawn with a patio area, surrounded by mature shrubs & greenery which is ideal for entertaining.

- Beautiful Double Fronted Detached Family Home
- Spacious Lounge & Dining Room
- Enclosed Private South Facing Rear Garden In Lawn With Patio Area
- Ground Floor W.C
- Fully Floored Roof space with Velux Window Accessed via Slingsby Ladder
- Four Excellent Bedrooms
- Recently Modernised Kitchen / Dining With Open Aspect To Living Area
- Oil Fired Central Heating / PVC Double Glazing
- Within Close Proximity to Belfast City Hospital, City Centre, Queens University and Many Local Leading Schools
- Family Bathroom With Separate W.C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		37	39
EU Directive 2002/91/EC			



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Glazed front door with frosted glass and stained glass detailing.

#### RECEPTION HALL



Wood panelled walls, solid wood flooring, storage under stairs.

#### LOUNGE 24'11" x 12'4" (7.62 x 3.76)



Dual aspect to front & rear, solid wood flooring, attractive fireplace with tiled surround, double doors leading to rear garden.

#### DINING ROOM 16'0" x 12'2" (4.88 x 3.71)



Solid wood flooring, feature fireplace with wood mantelpiece and tiled inset.

#### KITCHEN / LIVING / DINING 20'0" x 18'0" at widest points (6.1 x 5.49 at widest points)



Modern fitted kitchen with range of high and low level units, inset drainer, integrated dishwasher, laminate wood flooring, double glazed French doors to rear garden.







### W.C / CLOAKROOM

Low flush W.C, pedestal wash hand basin, wood panelled walls, built in storage, solid wood flooring.

### ON THE FIRST FLOOR



Picture stain glass window, access to fully floored roof space via slingsby ladder.

### BEDROOM ONE 14'0" x 12'0" (4.27 x 3.66)



### BEDROOM TWO 12'4" x 10'5" (3.78 x 3.18)



### BEDROOM THREE 12'4" x 12'2" (3.78 x 3.71)



### BEDROOM FOUR 10'5" x 8'11" (3.2 x 2.74)

### BATHROOM



White suite comprising panelled bath with electric shower over, pedestal wash hand basin, fully tiled walls, tiled flooring.

### W.C

Low flush W.C, tiled walls & tiled flooring.



**INTEGRAL GARAGE 14'11" x 8'11" (4.57 x 2.74)**

Roller shutter, high and low level units, stainless steel single drainer sink unit, double doors to rear garden.

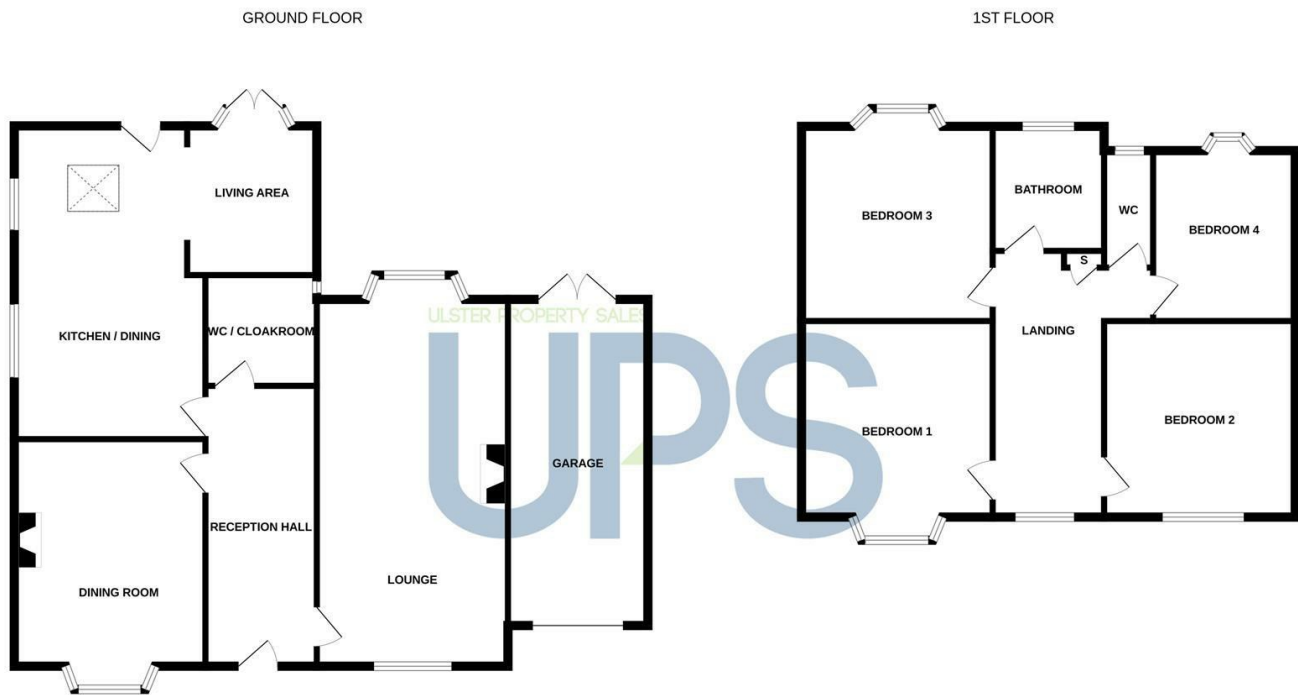
**OUTSIDE**



Enclosed private rear garden in lawn with southerly aspect, patio area, storage which is plumbed for washing machine & tumble dryer. Outside tap & light.

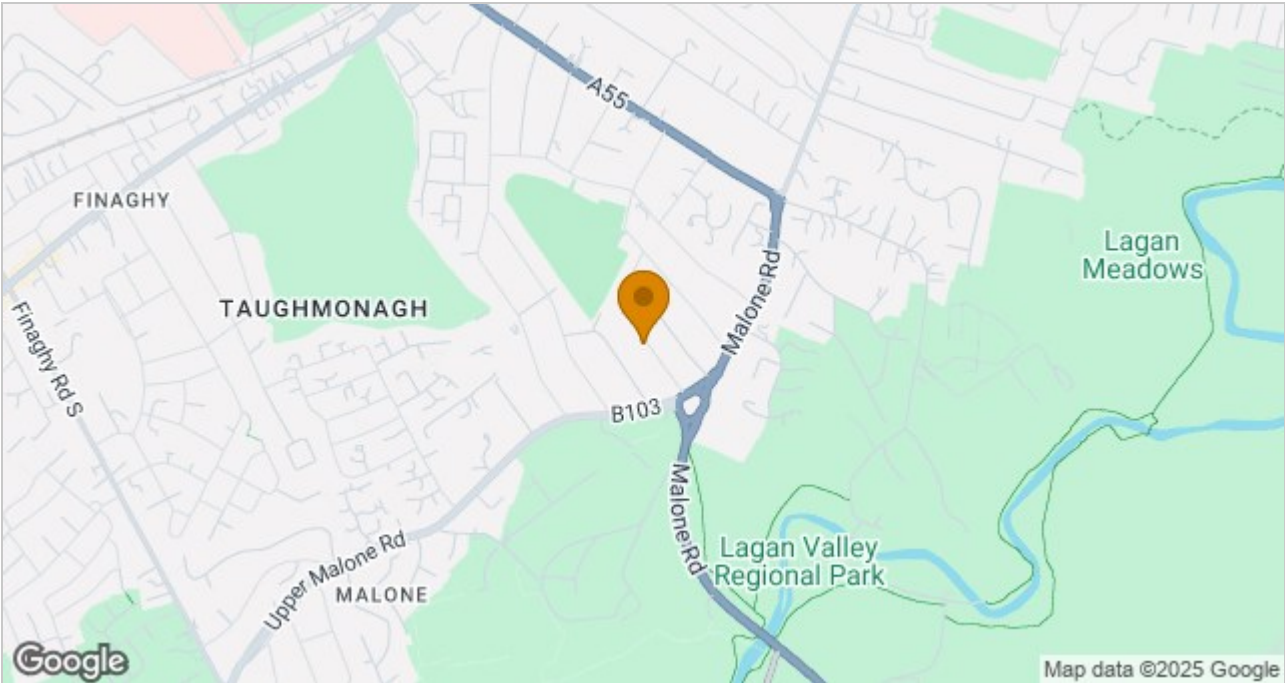


Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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