

HMK

PROPERTY

Cleaver Park
Belfast, BT9 5HY

Offers in the region of
£675,000



Cleaver Park, Belfast

HMK Property is delighted to introduce 24 Cleaver Park to the sales market. This beautifully presented family home is located in one of the most desirable areas of South Belfast, just off the Malone Road. No. 24 offers adaptable living space on the ground floor with a large sociable kitchen with integrated appliances, feature corner window which floods the space with natural light, a formal living room with dual aspect with bay windows and patio door with direct access to rear garden, an open fireplace and recess shelving. Furthermore, there is a second living room with bay window, bespoke plantation shutters which leads directly to a separate dining space, currently used as a children's playroom. A unique feature to Cleaver Park is the ground floor bedroom with en-suite bathroom and jacuzzi bath as well as direct access to patio area (currently used as home office). An additional selling point is the useful downstairs shower room with corner shower enclosure, low flush W/C, and vanity unit with integrated ceramic sink. The first floor boasts three large family bedrooms, master with built in mirrored slide robes and substantial en-suite shower room along with additional separate family bathroom. No.24 has a substantial rear patio area with sunroom, three additional storage sheds and BBQ area easily accessible by the whole family. To the front of the property there is off street parking with paved driveway along with ample on street parking. Rarely does a property of this calibre come to the open market, and we anticipate high levels of interest, early viewing is highly recommended. Contact HMK Property today on 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

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The facts you need to know...

- Attractive, charming double fronted detached family home in superb Malone location.
- Generous bright lounge with open fireplace.
- Modern kitchen with a range of low and high level units which leads onto a patio.
- Off street parking at front of property with integrated garage at the side.
- Upvc double glazing throughout/gas fired central heating/SMART heating controls
- Stunning entrance hall with original timber flooring.
- Formal living room with doors leading onto patio, perfect for entertaining.
- 4 Excellent bedrooms two with en-suite bathrooms.
- Beautiful private enclosed patio area with mature shrubbery to rear of property, with powered summer house.
- Excellent location close to all the amenities and leading schools along the Malone and Lisburn Road.



The property comprises...

GROUND FLOOR

PORCH

A timber framed porch with tiled flooring and exposed redbrick, leading to main entrance hall

ENTRANCE HALL

A bright welcoming entrance hall with original timber flooring, stylish wood panelling on the walls, storage space under stairs, skirting boards with original cornice ceiling.

LIVING ROOM

14'9" x 11'7"

A spacious front living room with a large Upvc bay window flooding the room with natural light, made to measure shutters, laminate flooring, skirting boards, cornice ceiling,

DINING AREA

11'6" x 10'0"

A separate dining room located just off the front living room allowing a sociable entertaining area, with a large dual aspect picture window with bespoke shutters, with laminate flooring. Currently used as children's playroom.





The property comprises...

KITCHEN

14'9" x 14'2"

A large kitchen area with a range of high and low level units with integrated appliances to include double oven, microwave and electric hob, laminate worktops with partially tiled walls and tiled flooring, a useful pantry cupboard, dual aspect windows overlooking large patio area to the rear of the property, door leading onto patio ideal for outdoor entertaining.

FORMAL LIVING ROOM

26'8" x 11'8"

A large formal living area with dual aspect bay windows, one with patio doors with direct access to a well kept patio and entertaining space. The living room also boasts a feature open fire place with tiled hearth and surround.

STUDY/BEDROOM 4

19'0" x 12'10"

Currently used as a study/guest bedroom this spacious room offers direct access onto the patio area at the rear of the property via patio doors, luxurious carpet, and cornice ceiling and recessed lighting.





The property comprises...

EN-SUITE

11'9" x 5'8"

A useful en-suite bathroom with jacuzzi bath, partially tiled walls and tiled flooring, low flush W/C and separate vanity unit with integrated ceramic sink with chrome taps, and extractor fan.

DOWNSTAIRS W/C

6'4" x 5'3"

A useful downstairs W/C, with corner shower, low flush toilet, vanity unit with integrated ceramic sink.

FIRST FLOOR

Carpeted landing with an original stained glass window, wood panelled staircase and built in storage cupboard, access to floored roof space leading to...

MASTER BEDROOM

12'6" x 9'6"

A stylish master bedroom with luxurious carpet, integrated mirrored slide robes, large picture window overlooking front of the property with bespoke plantation shutters, skirting boards and dado rails.

EN-SUITE

9'0" x 7'5"

A large en-suite shower room with corner shower, partially tiled walls, chrome drencher showerhead, fully tiled floor, low flush W/C, separate vanity unit with ceramic sink, along with a built in storage cupboard.

BEDROOM 2

11'6" x 11'6"

A spacious second bedroom, bespoke shutters with Upvc double glazed window overlooking the front garden, dado rails, luxurious carpet under foot.

BEDROOM 3

11'5" x 10'0"

A stylish third bedroom overlooking a large rear patio, luxurious carpet underfoot, traditional dado rails, and bespoke plantation shutters.

FAMILY BATHROOM

Large family bathroom with tiled panelled bath, separate shower, tiled flooring,

GARAGE

An integrated single garage, with electric door, light and power with the added benefit of overhead storage. There is also direct access from the garage into the main house via an internal door.

OUTSIDE

To the front of the property there is a large patio area with mature shrubbery, on street and off



The property comprises...

street parking easily fitting 2 cars to side of property. To the rear of the property there is a beautiful, private Easterly facing landscaped patio with mature shrubbery and a peaceful summerhouse with power and seating, there is a large BBQ area for entertaining and 2 good sized sheds for storage, the gas boiler can be found to the rear of the property and can be accessed through a useful side gate.





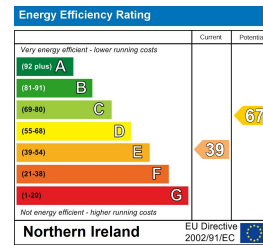


Additional Information

This stunning detached family home located off the Malone Rd is without question one of South Belfast's most sought after addresses. Ideally positioned within walking distance of a vast array of shops and local amenities, as well as being in close proximity to leading primary and secondary schools. 24 Cleaver Park will appeal to a host of different buyers, to arrange a viewing, contact HMK Property 02890397712

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ENERGY EFFICIENCY RATING

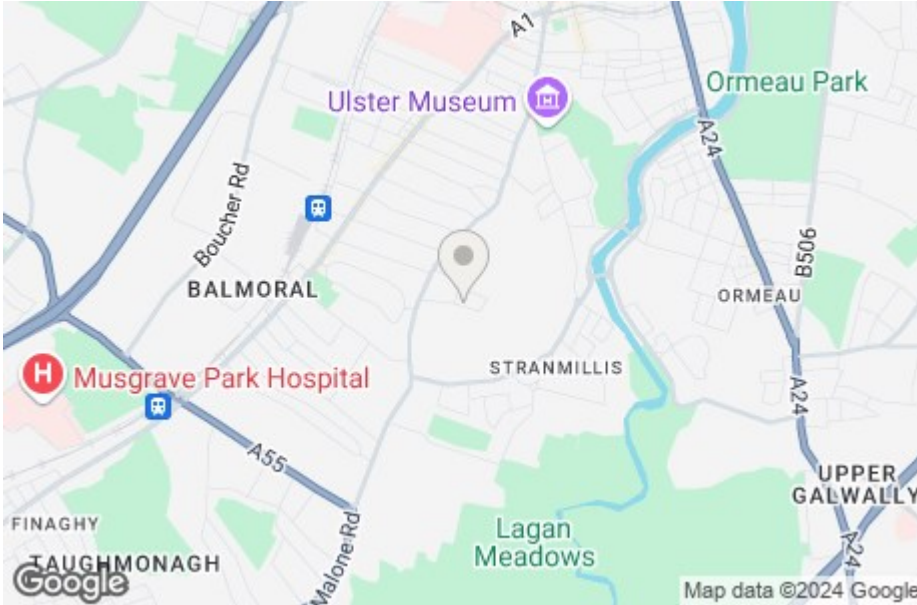


VIEWING

By appointment with HMK Property

Location

Leaving Belfast travelling along the Malone Road Cleaver Park is opposite Victoria College on the left hand side. No 24 is located at the bottom of the road on the left hand side.



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