

# For Sale

SimonBrien

Offers Over: £2,000,000



13 Adelaide Park,  
Belfast,  
BT9 6FX

[simonbrien.com](http://simonbrien.com)



## KEY FEATURES

- Magnificent Double Fronted Period Detached Family Residence
- Beautifully Proportioned and Exceptionally Well Presented Accommodation
- Host of Period Features retained including Feature Fireplaces, Cornicing, Pictures Rails and Decorative Frieze
- Gracious Entrance Hall with Sweeping Staircase
- Three Formal Reception Rooms
- Luxury Hand painted Kitchen by Kettle Of Toye with Range of High-Quality Integrated Appliances
- Open to Living/Dining Areas
- Large Utility Room and Downstairs Cloakroom
- Five Double Bedrooms
- Principal Bedroom with Luxury Ensuite open to Dressing
- Two further Family Bathrooms
- Gas Fired Central Heating
- Alarm System Installed
- Electric Gates leading to Large Tarmac Driveway with Ample Parking
- Drive through Detached Garage
- Superb Site with Large South Facing Private Gardens to Rear in Lawns and Raised Patio Area
- 7.5kW EV Car Charger
- Exceptional location within walking distance of Lisburn Rd and its array of cafes, pubs and quality restaurants
- Highly Regarded Schooling close by as well as Queens University, Hospitals and Belfast City Centre
- Viewing Strictly by Private Appointment



## DESCRIPTION

Number 13 Adelaide Park is undoubtedly one of the finest homes to be offered for sale in the South Belfast area in recent years.

Adelaide is one of BT9's premier tree lined parks close to all local amenities within the area on the main Lisburn Road as well as a host of leading primary and secondary schools, Queens University, Belfast City Centre and motorway networks providing excellent provincial connections.

The property is attractive from an external appraisal and provides beautifully proportioned and exceptionally well-presented accommodation extending to approximately 5000 sq ft retaining a host of original period features including feature fireplaces, cornicing and picture rails.

On the ground floor there are three formal reception rooms together with spacious open plan high quality kitchen/living/dining to rear as well as a large utility room and cloakroom. To the first floor there are five double bedrooms, principal bedroom with dressing room and ensuite together with two further family bathrooms.

Externally the property is approached via electric gates with ample driveway parking, drive through garage leading to magnificent south facing gardens in lawns with raised patio area.

Likely to be of keen interest to the family market viewing of this exceptional property is strictly by private appointment through our Lisburn Road Office on 02890 668888.

## ACCOMMODATION

### GROUND FLOOR

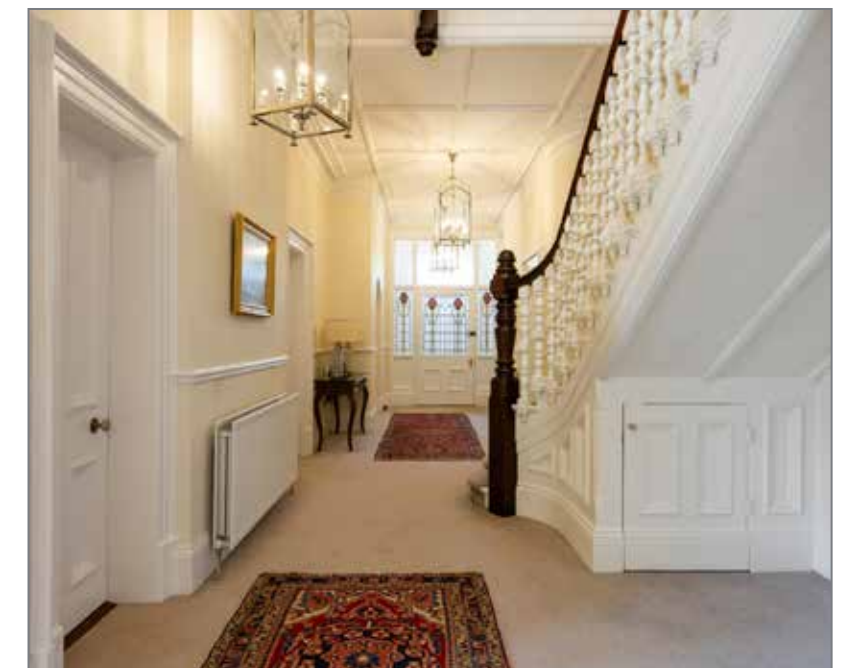
#### ENTRANCE:

Panelled Entrance Door with glazed fanlight, original mosaic tiled floor, inner door to –

#### ENTRANCE HALL:

**42' 9" x 11' 4" (13.03m x 3.45m)Max**

Curved staircase to 1st floor, mahogany carved newel post and handrail, ornate spindles, cornice ceiling





**DRAWING ROOM:**

**31' 12" x 13' 7" (9.75m Into Bay x 4.14m Average)**

Attractive Feature Fireplace, cast iron inset, granite hearth, gas fire, decorative frieze, cornice ceiling



**CLOAKROOM:**

Cloaks area with separate cloakroom with low flush WC and wash hand basin



**FAMILY ROOM:**

**14' 1" x 12' 2" (4.29m x 3.71m)**

Attractive Feature Fireplace, gas fire, cornice ceiling, picture rail



**LIVING ROOM:**

**22' 6" x 14' 9" (6.86m x 4.5m)**

Attractive Feature Fireplace, stove with gas fire, cornice ceiling, picture rail





**KITCHEN/LIVING/DINING:**

**30' 4" x 25' 8" (9.25m x 7.82m Into Bay)**

**Kitchen** – High and Low Level handpainted units by Kittle of Toye, central island with inset sink, hot water tap and additional preparation sink, granite worktops, 6 rig gas hob, twin oven, siemens microwave, Miele dishwasher, integrated fridge, bin, double doors to rear patio

**Living/Dining** – Free Standing Gas Fire, tiled floor, cornice ceiling, recessed lighting





**UTILITY ROOM:**  
**11' 8" x 11' 6" (3.56m x 3.51m)**

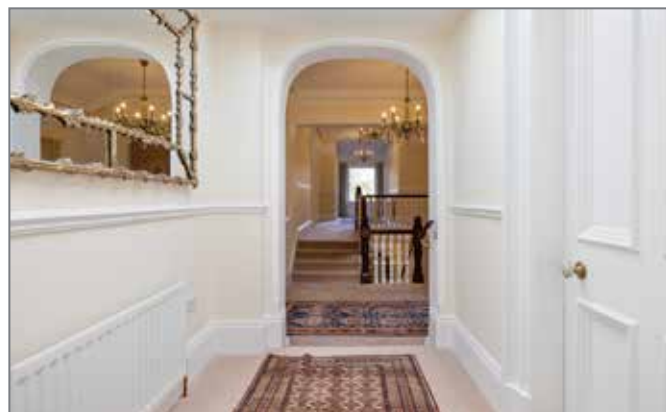
High and Low Level units, Belfast sink, plumbed washing machine, ducked tumble dryer, Worcester Gas Boiler, ceramic tiled floor, recessed lighting



**FIRST FLOOR**

**LANDING:**

Walk in linen cupboard.



**BEDROOM (1):**  
**17' 8" x 17' 5" (5.38m x 5.31m)**

Vaulted cornice ceiling





**DRESSING ROOM/ENSUITE:**

**24' 6" x 11' 7" (7.47m x 3.53m)**

Roll Top bath free standing bath, ball and claw, Shower Enclosure with overhead shower, additional telephone hand shower, whb vanity unit, WC with concealed cistern, storage cupboard and drawers, laundry shoot



**BEDROOM (2):**

**19' 6" x 13' 7" (5.94m x 4.14m Into Bay)**

Cornice ceiling.







**BEDROOM (3):**  
17' 5" x 14' 9" (5.31m x 4.5m)  
Cornice ceiling.



**BEDROOM (4):**  
16' 5" x 11' 5" (5m x 3.48m)  
Into Bay)



**BEDROOM (5):**  
13' 3" x 12' 0" (4.04m x 3.66m)  
Built in cupboard.

**BATHROOM:**  
14' 3" x 11' 5" (4.34m x 3.48m)

Free standing bath, mixer taps, shower enclosure with overhead shower and telephone hand shower, low flush WC, wash hand basin with vanity unit, tiled floor



**ADDITIONAL BATHROOM:**

Panelled Bath with mixer taps, same shower as above, low flush WC, wash hand basin with vanity unit, tiled floor, heated towel rail



**OUTSIDE**

Electric gates leading to tarmac driveway with generous parking, large south facing gardens laid in lawns, shrubs, mature trees, flowerbeds, patio area, outside light and tap

**DETACHED DRIVE THROUGH GARAGE:**

Twin remote doors.







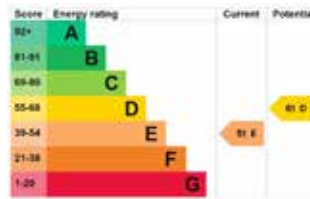
**VALUER**

**Mark Leinster**

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**MORTGAGE ADVICE**

For free independent advice on mortgages talk to  
**Crawford Mulholland**  
 503 Lisburn Road, Belfast,  
 Co. Antrim, BT9 7EZ  
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