



8 Danesfort Park Wood,
Belfast,
BT9 7RH

Offers Over
£575,000

Viewing by
appointment with
& through agent
028 90 663030



Superbly located off the Stranmillis Road near to Malone, this fabulous family home therefore benefits from a wide range of amenities immediately to hand including excellent schools, shopping and recreational facilities as well as easy access to Belfast City Centre.

With many features above the standard in the development the accommodation briefly comprises spacious living rooms on both the ground and first floors, contemporary modern

fully fitted kitchen with integrated appliances open plan to dining area, five generous bedrooms, principal with luxury ensuite shower room.

Of further note externally is the driveway parking and enclosed rear garden with low maintenance patio area. Superbly finished, we encourage internal appraisal at your earliest convenience.



- Magnificent turnkey family home with generous and flexible accommodation
- Luxurious and high spec finish with many upgraded features and additions to the standard specification
 - Living room with gas fire
- Contemporary modern fully fitted kitchen with range of integrated appliances open to ample dining area
 - Separate utility room and downstairs wc
 - First floor sitting room
 - Five bedrooms including principal with ensuite shower room
 - Second floor shower room
 - Driveway parking for two cars
 - Enclosed, easily maintained patio garden ideal for entertaining
- Gas fired central heating, underfloor heating on ground floor/sash style double glazed window frames/Beam vacuum system
 - High level of insulation throughout
- Within walking distance of Stranmillis Village and Lisburn Road

The Property Comprises:

Ground Floor

Hardwood front door with glazed toplight to:

SPACIOUS RECEPTION HALL: Polished porcelain tiled floor, cornice ceiling. Storage under stairs.



DOWNSTAIRS W.C.: White suite comprising close coupled wc, floating wash hand basin, chrome mixer taps, polished porcelain tiled floor, fully tiled walls, extractor fan.

LIVING ROOM: 17' 5" x 11' 9" (5.31m x 3.58m) Double doors from hall. (Measurement into bay window). Dual aspect windows. Polished porcelain tiled floor, stone surround fireplace with granite inset and hearth, gas coal effect fire. Ceiling rose, cornice ceiling.



UTILITY ROOM: Range of high and low level units, plumbed for washing machine, stainless steel single drainer sink unit with mixer taps, concealed built-in gas fired boiler.

KITCHEN: 19' 7" x 15' 3" (5.97m x 4.65m) Range of high and low level units, quartz stone worktops, single drainer stainless steel sink unit, Quooker tap, integrated dishwasher, four ring Neff induction hob with stainless steel splashback and extractor fan. Built-in high level double oven. Plumbed for American style fridge/freezer. Polished porcelain tiled floor. Built-in breakfast bar. Low voltage spotlights, open to ample dining area with double glazed double doors to garden. Dual aspect windows. Dual aspect windows.



First Floor

LANDING: Cornice ceiling. Hotpress with pressurized water cylinder, built-in shelving.



LIVING ROOM: 19' 7" x 14' 7" (5.97m x 4.44m) Mature outlook to front. Stone surround fireplace with marble inset and hearth, gas coal effect fire. Built-in cupboard, cornice ceiling, ceiling rose. Oak laminate herringbone wooden floor.



PRINCIPAL BEDROOM: 15' 3" x 12' 0" (4.65m x 3.66m) Oak laminate wooden floor. Twin built-in wardrobes.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer taps. Walk-in shower cubicle with built-in chrome shower unit, fully tiled walls, ceramic tiled floor, low voltage spotlight, extractor fan.



BATHROOM: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps. Free standing bath with chrome mixer taps, fully tiled walls, chrome heated towel rail, porcelain tiled floor, extractor fan.



Second Floor

LANDING: Access to roofspace.

BEDROOM (2): 15' 5" x 10' 0" (4.7m x 3.05m) Oak laminate wooden floor, Velux window, built-in cupboard. Pedestal wash hand basin, chrome mixer taps.



BEDROOM (3): 14' 8" x 11' 9" (4.47m x 3.58m) Oak laminate wooden floor. Velux window, built-in cupboard, pedestal wash hand basin with chrome mixer tap.



BEDROOM (4): 12' 3" x 7' 8" (3.73m x 2.34m) Oak laminate wooden floor, built-in cupboard.



BEDROOM (5): 10' 1" x 8' 5" (3.07m x 2.57m) Oak laminate wooden floor, built-in cupboard, outlook to rear garden.



SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps, built-in shower cubicle with chrome shower unit, chrome heated towel rail, fully tiled walls, ceramic tiled floor, low voltage spotlights, Velux window, extractor fan.



Outside

Parking for two cars to front.

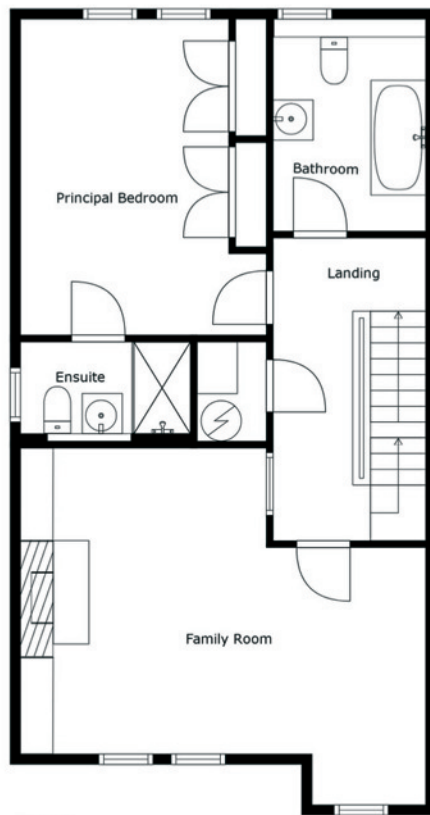
Enclosed easily maintained rear garden with southerly aspect with paved patio area ideal for outdoor entertaining. Raised flowerbeds with timber sleepers laid in shrubs and bark.

Garden shed. Foundations for garage (subject to usual planning consents). Water tap.

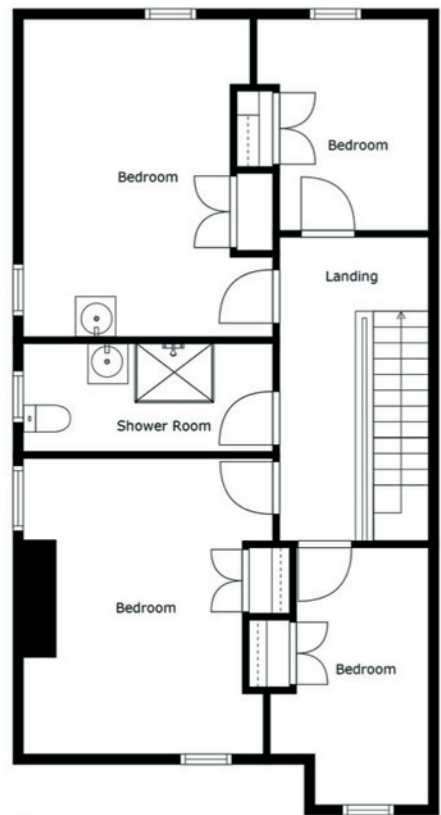


Location:

Leaving Belfast on the Malone Road, turn left at the Ulster Clinic onto Stranmillis Road, then left at the traffic lights into Danesfort.



Floor 2



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

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

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