



## 5 Strathallan Park, Belfast, BT10 0AY

**Price Guide £599,950**

Strathallan Park is situated in a mature residential area just off the prestigious Upper Malone Road in South Belfast. The location is within easy commuting distance of the City Centre and the shopping and recreational amenities of the Lisburn Road. The area is also well served by a number of leading schools within a few minutes' drive making this an ideal opportunity to acquire a home suitable for many differing family requirements. Internally this magnificent home has been recently fully refurbished and extended to the highest standard. Some of the upgrades include, a new roof, the addition of gas fired central heating, fully re-wired & re-plumbed, new windows & a first floor extension. Beautifully presented throughout, the accommodation comprises a welcoming reception hall, family lounge with feature multi-fuel stove and open aspect to dining, beautiful hand painted kitchen, utility room & ground floor W.C. On the first floor there is an extended master bedroom which includes a walk in dressing room which leads to a beautiful en-suite shower room. There are a further three bedrooms (one with en-suite) and luxury bathroom suite. Outside there is an extensive south west facing garden in lawn along with patio area, outside lights & generous driveway to front along with integrated garage. The array of features on offer, the generous accommodation, and exceptional quality of presentation and finish make this home an excellent addition to the property market.

- **Stunning Detached Family Home In A Quiet Yet Convenient Location**
- **Fully Renovated Throughout To A High Specification Finish**
- **Lounge With Feature Multi Fuel Stove Open To Dining Room**
- **Beautiful Kitchen & Utility Room**
- **Downstairs Cloakroom / Integrated Garage**
- **First Floor Extension Providing A Substantial Master Bedroom With Dressing Room & En-suite Shower Room**
- **Three Further Bedrooms (Second Bedroom With En-suite)**
- **Luxury Family Bathroom Suite**
- **South West Facing Enclosed Garden To Rear With Patio Area, Generous Driveway To Front**
- **Sought After Address Within Easy Reach To Leading Schools, Transport Links & Many Other Amenities**

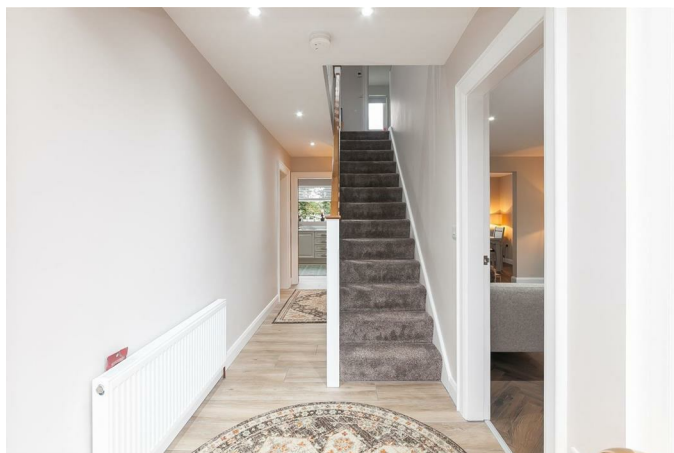
Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		78	78
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Composite front door.

**RECEPTION HALL**



Tiled flooring, Recessed spotlighting.

**LOUNGE 15'5" x 11'9" (4.7 x 3.6)**



Herringbone laminate wood flooring, multi fuel stove with sandstone surround & granite hearth. Recessed spotlighting. Open aspect to dining room.

**DINING ROOM 11'9" x 9'6" (3.6 x 2.9)**



Herringbone laminate wood flooring, recessed spotlighting.

**KITCHEN 13'9" x 9'6" (4.2 x 2.9)**



Solid wood painted kitchen, 1.5 single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated oven & grill, 6 ring induction hob, extractor fan, tiled flooring, recessed spotlighting.

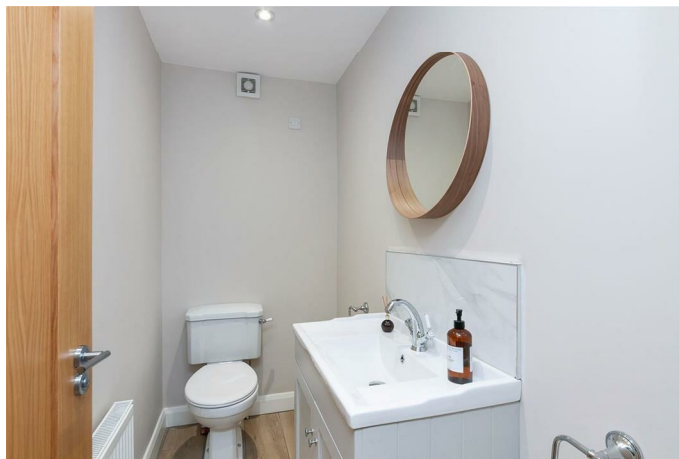
**UTILITY 9'6" x 7'10" (2.9 x 2.4)**



Integrated fridge, range of units, plumbed for washing machine & tumble dryer, 1.5

stainless steel sink unit with mixer tap, recessed spot lighting.

### W.C

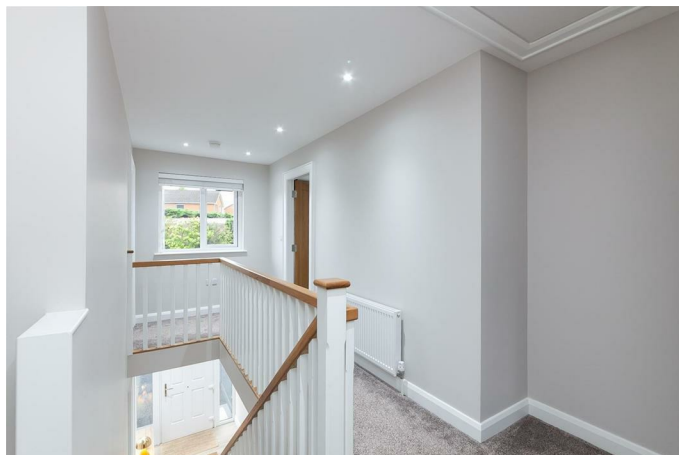


Low flush W.C, wash hand basin with storage below, tiled flooring, recessed spot lighting.

### GARAGE 19'4" x 15'8" (5.9 x 4.8)

Gas fired boiler, plumbed & wired, electric door.

### ON THE FIRST FLOOR



Access to partially floored & insulated roof space via slingsby ladder.

### MASTER BEDROOM 16'8" x 15'8" (5.1 x 4.8)



Recessed spot lighting.

### DRESSING ROOM 8'6" x 7'6" (2.6 x 2.3)



Excellent range of hanging space, drawers & shelving.

### ENSUITE



Contemporary suite comprising low flush W.C, walk in shower with rainfall shower head, wash hand basin with storage below, fully tiled walls, tiled flooring, wall mounted radiator.

### BEDROOM TWO 11'9" x 11'9" (3.6 x 3.6)



Recessed spotlighting.

#### ENSUITE

White suite comprising low flush W.C, wash hand basin, enclosed shower, wall mounted radiator.

### BEDROOM THREE 12'9" x 8'6" (3.9 x 2.6)

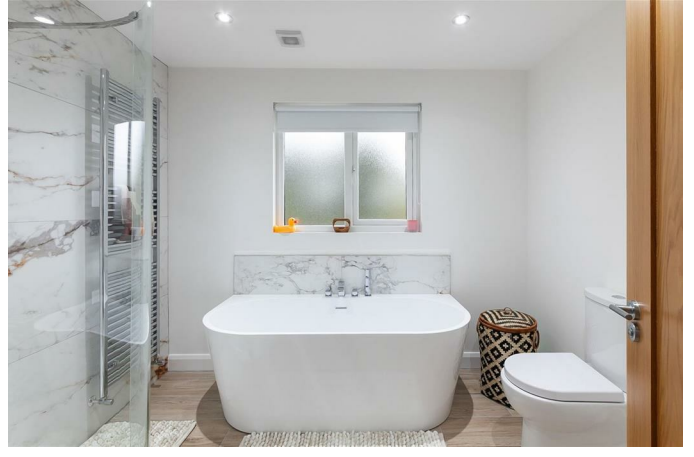


### BEDROOM FOUR 10'9" x 8'6" (3.3 x 2.6)



Laminate wood flooring.

### BATHROOM



White suite comprising bath with hand shower, walk in shower, low flush W.C, wash hand basin, tiled flooring, wall mounted radiator.

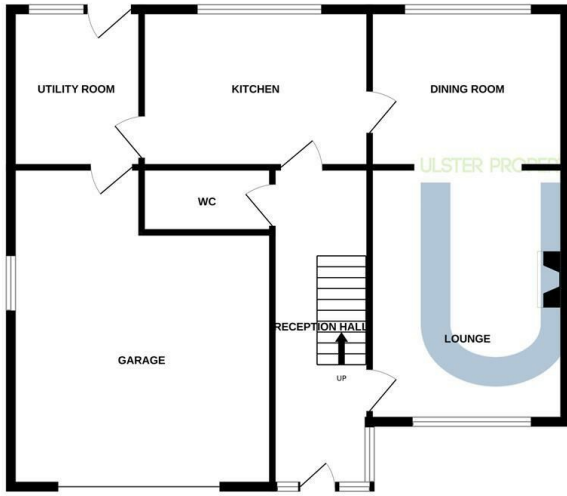
#### OUTSIDE



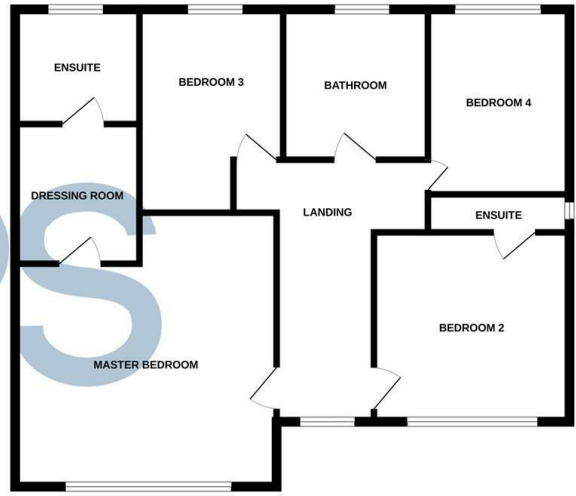
An extensive, private garden to rear in lawn benefitting from a south westerly aspect. Beautiful patio. Outside lighting & sockets. Front drive to front providing ample parking space.

# Floor Plan

GROUND FLOOR



1ST FLOOR



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



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