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**35 Cadogan Park**

Malone Road, Belfast  
BT9 6HH

**Offers Over £850,000**

## 35 CADOGAN PARK, BT9 6HH

- Attractive Detached Family Home in a Much Sought After South Belfast Location
- Good Sized Lounge
- Family Room with Attractive Fireplace
- Delightful Sun Room Overlooking the Rear Garden
- Fitted Kitchen / Separate Utility Room
- 4 Double Bedrooms / Family Bathroom / Ground Floor Shower Room
- Gas Central Heating / Exceptionally Well Presented Throughout
- Garage and Additional Driveway Parking
- Good Sized Site with South Facing Gardens in Lawns and Sheltered Sitting Areas
- Convenient to Amenities Including Shops, Public Transport and Leading Schools

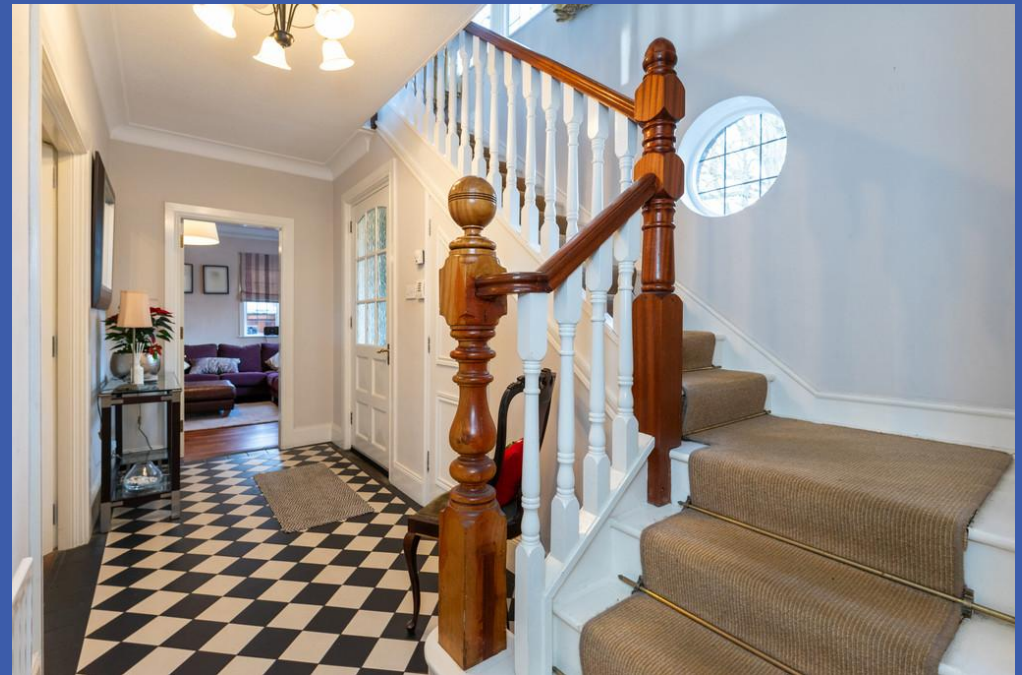
This attractive, extended detached family home is situated on a prime site in one of Belfast's most sought after tree lined parks, just off Malone Road and Lisburn Road.

The property is immaculately presented and provides good sized family accommodation which is bright and spacious throughout. The ground floor offers a welcoming reception hall, generous lounge, separate family room and a superb sun room which overlooks the rear garden and leads to the fitted kitchen and utility room, along with a guest cloakroom and shower.

On the first floor there are four bedrooms and a family bathroom.

The internal accommodation is perfectly complemented by the good sized site with delightful, enclosed and private South facing gardens in lawns to the rear with sheltered sitting areas. In addition, there is a garage and driveway parking.

The area itself is well known as being amongst the most sought after in Belfast with many leading schools, public transport routes and the excellent amenities of the Lisburn Road only a few minutes' walk away.







## PROPERTY COMPRISES

Double hardwood front door to entrance porch.

**ENTRANCE PORCH** Tiled floor, glazed door to reception hall.

**RECEPTION HALL** Feature black and white tiled floor, under stairs storage.

**SHOWER ROOM** White suite comprising vanity unit with granite surround, floor to ceiling splash tiling, low flush WC, chrome heated towel rail, fully tiled shower cubicle with Mira shower, matching black and white tiled floor and built in shelves.

**LOUNGE 20' 8" x 12' 0" (6.3m x 3.66m)** Solid wood strip floor, cornice ceiling, bow window, glazed folding doors to Sun Room.

**FAMILY ROOM 13' 4" x 11' 10" (4.06m x 3.61m)** Solid wood strip floor, attractive limestone fireplace with decorative fire, cornice ceiling, glazed folding doors from reception hall and glazed folding doors leading to the Sun Room.

**MAGNIFICANT SUN ROOM 18' 9" x 16' 9" (5.72m x 5.11m)** Solid wood strip floor, vaulted ceiling, glazed doors leading to rear Sun Terrace.





**OPEN PLAN TO L SHAPED FITTED KITCHEN 16' 0" x 10' 6" (4.88m x 3.2m) (L shaped @ widest points)** Extensive range of high and low level units, granite work surfaces with matching splashback, porcelain 1.5 bowl single drainer sink unit with mixer tap, integrated Neff dishwasher, glass display shelves, concealed under unit lighting, storage baskets, housing for American fridge/freezer, space for cooker range with stainless steel splashback and extractor fan over, integrated Neff microwave and tiled floor.

**UTILITY ROOM 7' 2" x 3' 5" (2.18m x 1.04m)** Work surfaces and stainless steel sink unit with splash tiling, plumbed for washing machine, matching tiled floor, storage cupboard.

**FIRST FLOOR LANDING** Access to roof space, shelved storage cupboard and another shelved cupboard with gas fired boiler.

**BEDROOM 1 15' 3" x 11' 10" (4.65m x 3.61m)** Extensive range of built in furniture including robes and chest of drawers, painted exposed floor boards, cornice ceiling, picture rail.

**BEDROOM 2 11' 10" x 8' 3" (3.61m x 2.51m)** Painted exposed floor boards, cornice ceiling, picture rail.

**BEDROOM 3 11' 10" x 9' 11" (3.61m x 3.02m)** Painted exposed floor boards, built in display shelves.

**BEDROOM 4 11' 2" x 8' 0" (3.4m x 2.44m)** Painted exposed floor boards, built in display shelves.





**BATHROOM** White suite comprising tiled panelled bath with mixer tap and Mira shower over, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor.

**OUTSIDE** Generous mature front gardens in lawns with boundary hedge and planting, driveway with parking for several cars leading to garage. Superb level south facing lawns with boundary hedging and fences, mature planting, sheltered paved patio area.

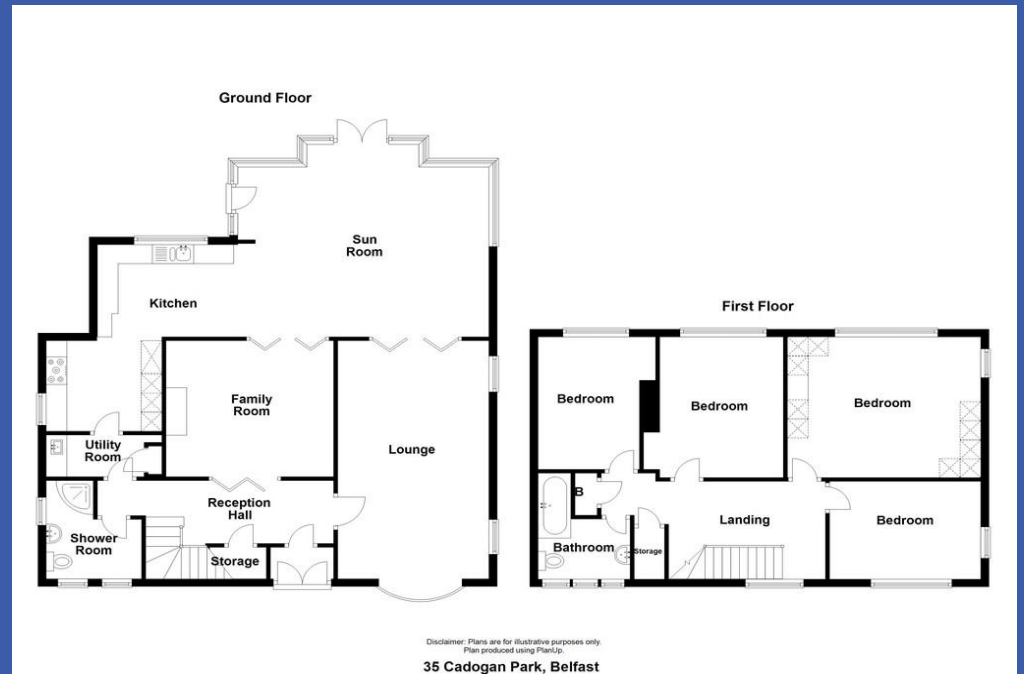
**GARAGE** 20' 2" x 10' 6" (6.15m x 3.2m)

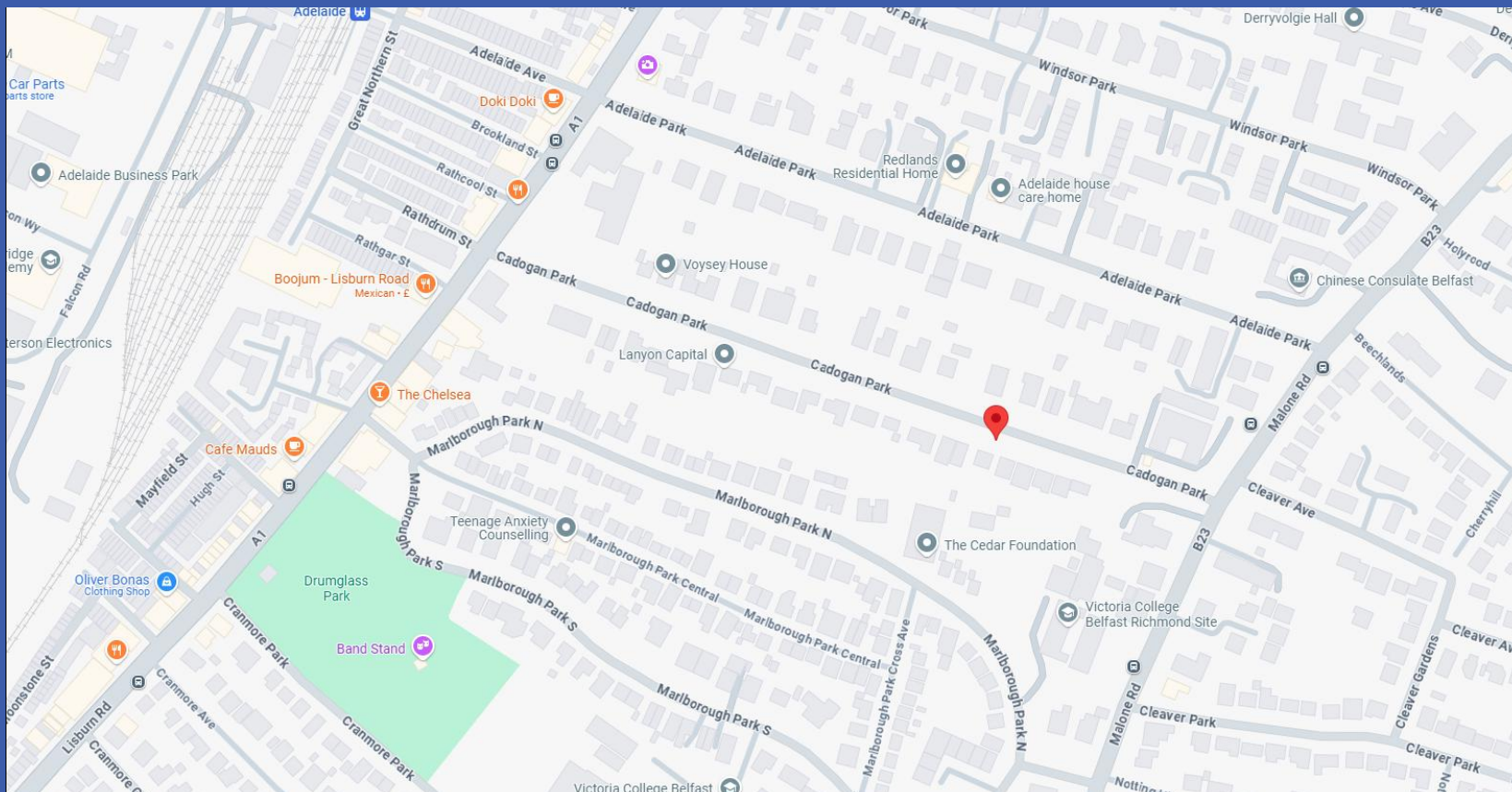












**Directions:**  
Coming out of Belfast on Malone Road, Cadogan Park is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	64 D
39-54	E		
21-38	F		
1-20	G		



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