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21 Sans Souci Park

Malone Road, Belfast
BT9 5QZ

Offers Over £645,000

21 SANS SOUCI PARK, BT9 5QZ

- **Attractive Extended Semi Detached Family Home**
- **Lounge with Feature Fireplace**
- **Separate Dining Room**
- **Magnificent Fitted Kitchen Open Plan to Family and Dining Areas / Utility Room**
- **4 Bedrooms Including Master with 1/2 Balcony & Ensuite Shower Room**
- **Second Floor Office / Potential 5th Bedroom**
- **Family Bathroom / Ground Floor Cloakroom with WC**
- **Gas Central Heating / Double Glazed Windows/Exceptional Level of Specification Throughout**
- **Enclosed and Private Rear Garden with Southerly Aspect and Sheltered Sitting Area**
- **Convenient to a Wide Range of Amenities Including Shops, Public Transport & Leading Schools**

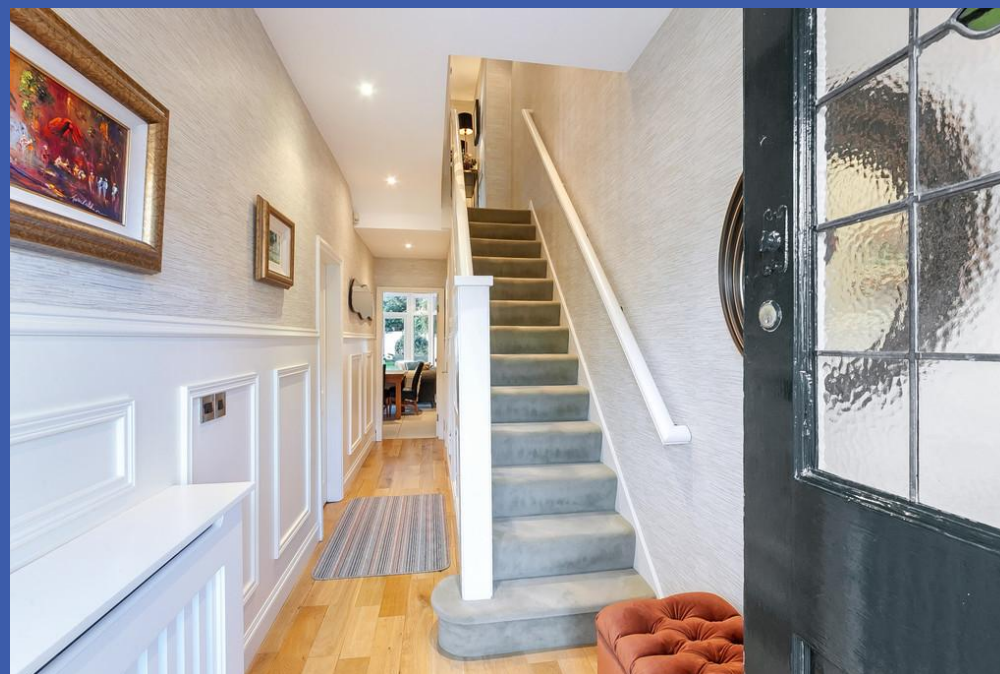
This attractive, extended semi detached property is situated in a prime location on the ever popular tree lined Sans Souci Park, just off Malone Road.

The property is exceptionally well presented and tastefully decorated by the current owner and offers spacious, well proportioned accommodation which is finished to an extremely high specification throughout.

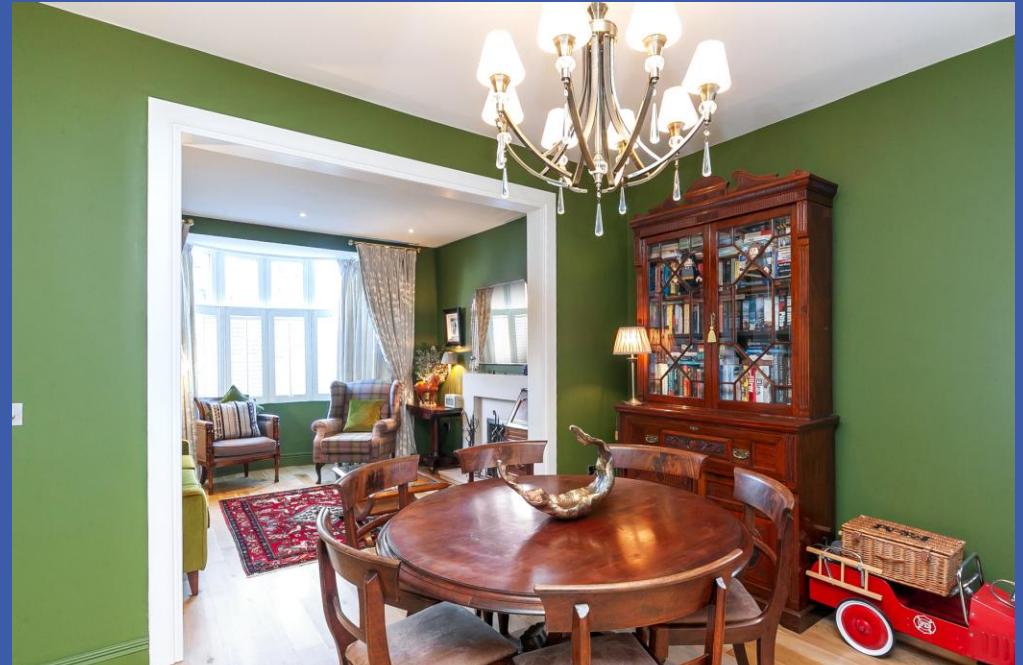
The internal accommodation is enhanced by the extension to create spacious family accommodation which briefly comprises an entrance hall, generous lounge with attractive fireplace, separate dining room along with a magnificent kitchen which is open plan to the family and dining areas, along with a utility room and cloakroom with wc on the ground floor.

On the upper floors there are four bedrooms, including a master bedroom with ensuite shower room and a 2nd floor bedroom with an adjoining office/play room (potential 5th bedroom) along with a family bathroom.

This fine home is ideally located close to many local amenities including shops and public transport whilst being convenient to leisure facilities and leading schools.







PROPERTY COMPRISES

Hardwood front door with stained glass inset and side windows to reception hall.

RECEPTION HALL Part panelled walls, wood flooring.

CLOAKROOM White suite comprising low flush WC, pedestal wash hand basin, part tiled walls, tiled floor and extractor fan.

LOUNGE 13' 2" x 12' 6" (4.01m x 3.81m) Feature limestone fireplace with living flame gas fire, wood flooring, low voltage spotlights.

DINING ROOM 12' 5" x 10' 9" (3.78m x 3.28m) Wood flooring, glazed doors leading to...

MAGNIFICANT KITCHEN OPEN PLAN TO FAMILY / DINING AREA 25' 1" x 21' 8" (7.65m x 6.6m) Extensive range of high and low level units, granite work surfaces with matching splashback, 1.5 bowl stainless steel sink unit with granite drainer and mixer taps, Neff 5 ring gas hob with tiled splashback and 2 Neff electric ovens under, integrated dishwasher, housing for American fridge freezer, island unit with matching granite work surfaces, stainless steel sink unit with mixer tap and breakfast bar, display shelves, tiled floor, uPVC double glazed patio doors to rear, attractive limestone fireplace with granite inset and hearth and living flame fire, low voltage spotlights, Velux windows.

UTILITY ROOM 8' 1" x 5' 0" (2.46m x 1.52m) Range of units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, external access, matching tiled floor and gas fired boiler.





FIRST FLOOR LANDING Low voltage spotlights, storage under the stairs.

PRINCIPAL BEDROOM 15' 1" x 13' 0" (4.6m x 3.96m) uPVC double glazed patio doors to half balcony, low voltage spotlights.

ENSUITE SHOWER ROOM White suite comprising low flush WC, vanity unit with storage, panelled shower cubicle with rainwater shower, tiled floor, low voltage spotlights, extractor fan, chrome heated towel rail.

BEDROOM 12' 4" x 11' 10" (3.76m x 3.61m) Low voltage spotlights, built in robes and storage.

BEDROOM 13' 7" x 10' 10" (4.14m x 3.3m) Feature curved window with window seating, low voltage spotlights.

FULLY TILED BATHROOM White suite comprising free standing bath with mixer taps, twin vanity unit with storage, low flush WC, fully tiled walk in shower cubicle with rainwater shower, fully tiled walls, tiled floor, low voltage spotlights, extractor fan.

SECOND FLOOR LANDING Velux window.

BEDROOM 22' 8" x 15' 0" (6.91m x 4.57m) (@ widest points) Leading to office/playroom.





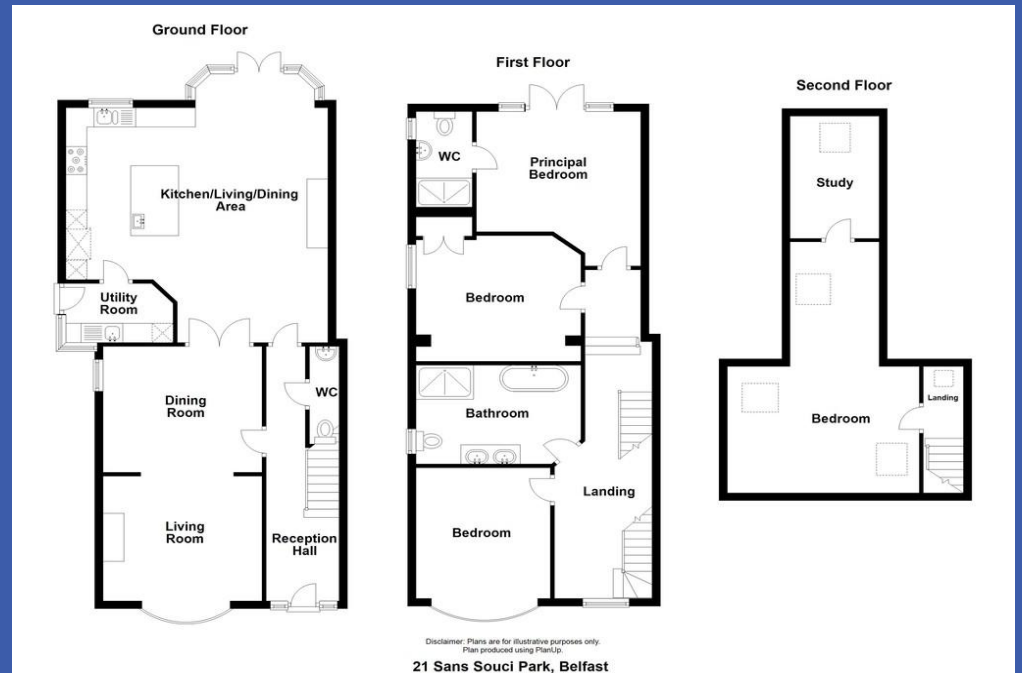
OFFICE / PLAYROOM (POTENTIAL 5TH BEDROOM) 10' 4" x 8' 3" (3.15m x 2.51m) Storage in eaves, Velux window.

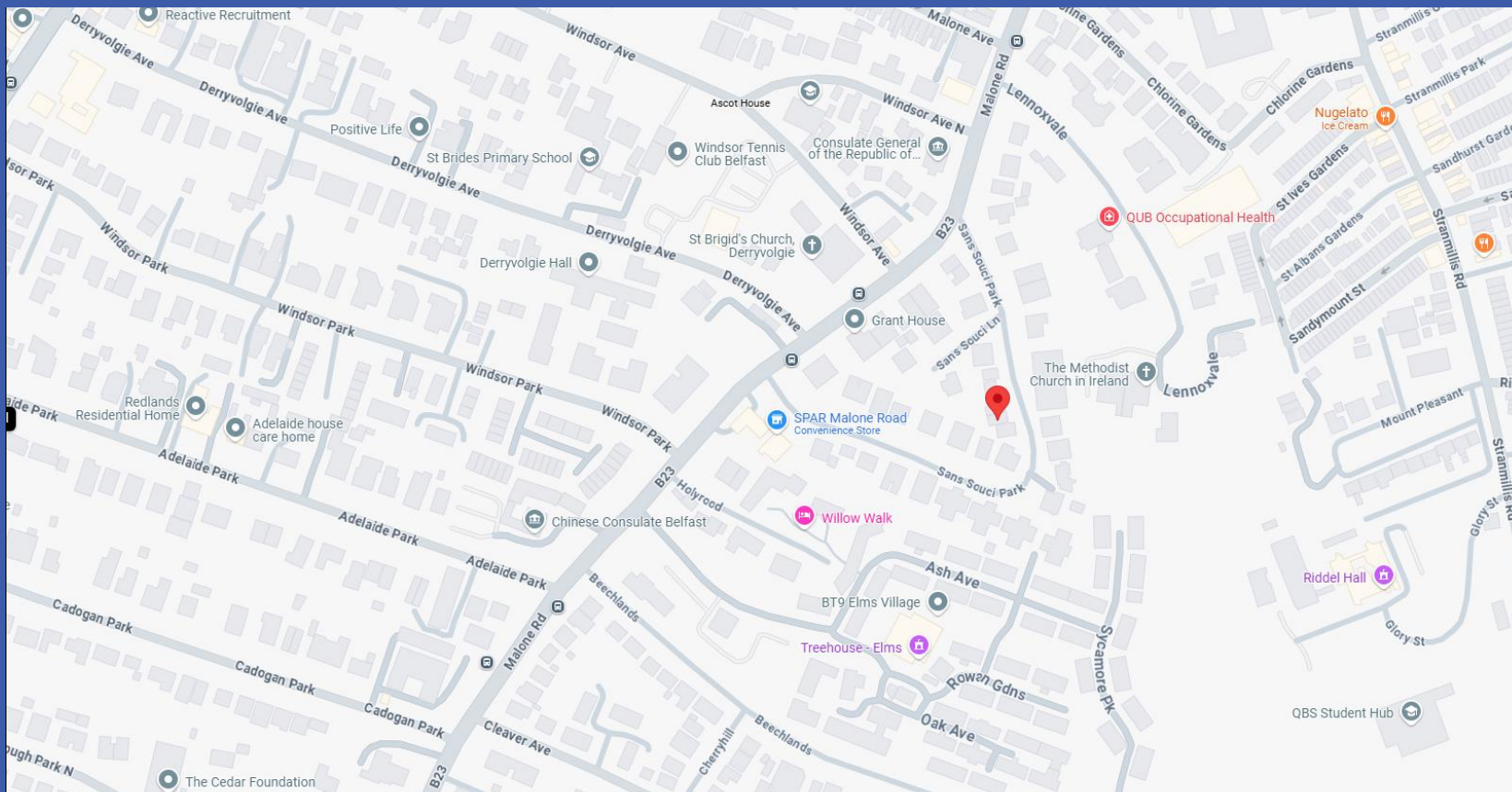
OUTSIDE Front garden in loose stones with planting, paviour driveway with parking. Enclosed and private rear garden in artificial grass with banked flowerbeds and planting, sheltered paved patio area.











Directions:

Coming out of Belfast on Malone Road, Sans Souci Park is on the left hand side just after the traffic light junction at Chlorine Gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	66 D
39-54	E		
21-38	F		
1-20	G		



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