



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

**33 Cadogan Park**

Malone Road, Belfast  
BT9 6HH

**Offers Over £1,175,000**

### 33 CADOGAN PARK, BT9 6HH

- Exceptionally Attractive Detached Family Home in a Much Sought After South Belfast Location
- Impressive Reception Hall with Oak Panelled Walls
- Lounge with Feature Fireplace and Separate Dining Room
- Luxury Fitted Kitchen Open Plan to Dining Area / Separate Utility Room
- Sun Room Overlooking Rear Garden
- 4 Well Proportioned Bedrooms, 1 with Ensuite (one currently used as a 1st Floor Living Room)
- 2 1st Floor Shower Rooms / Ground Floor Cloakroom with WC
- Gas Central Heating / Majority Double Glazed Windows / Superb Leaded Glass Window on Landing
- Private Mature Site with Front Garden and Large South Facing and Level Rear Garden in Lawns
- Superb Location Convenient to Many Local Amenities Including Leading Schools

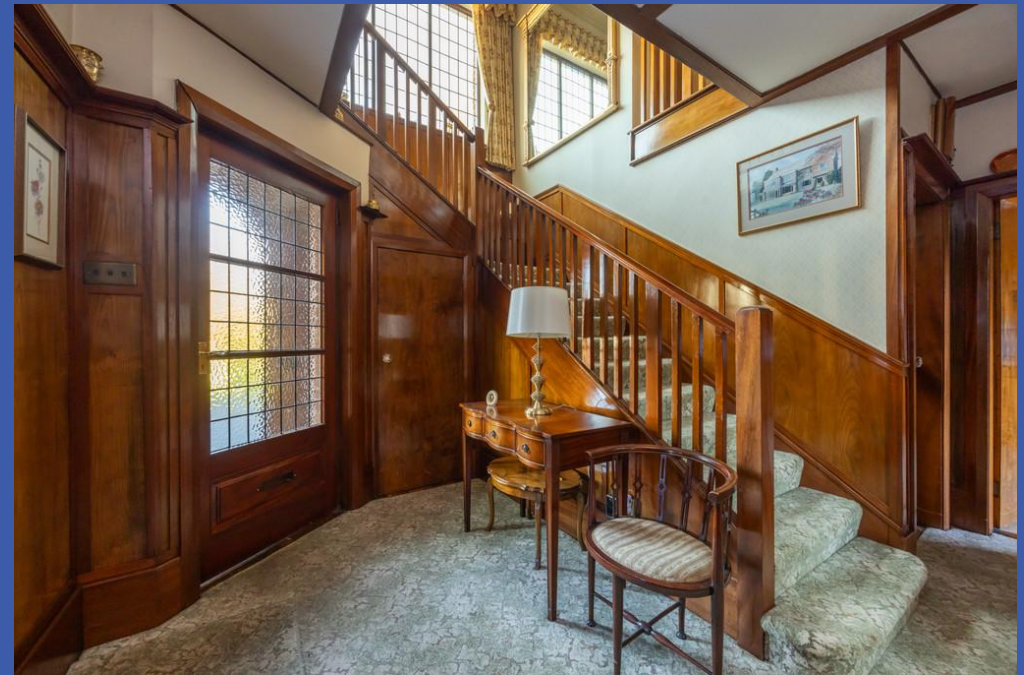
This attractive and imposing detached family home is the very definition of "a hidden gem", accessed by a private driveway and occupying a generous, mature and south facing site in this much sought after residential location just off the prestigious Malone Road.

The property provides spacious family accommodation which retains many original characteristics and features and is centred around the impressive reception hall with Oak panelled walls which leads to the generous reception rooms and fitted kitchen on the ground floor.

On the first floor there are four well proportioned, one of which has an ensuite bathroom and one which is currently used as a first floor living room along with two shower rooms.

Extremely well maintained and cared for the property has been priced to allow for updating and modernisation and this spacious internal accommodation is perfectly complemented by the generous and private surrounding mature level and south facing gardens and sheltered paved patio and BBQ areas.

Situated within easy reach of leading schools and local shops, whilst convenient to the city centre and the M1 motorway, this property is in a prime location and can only be fully appreciated on internal inspection. Viewing is highly recommended.







## PROPERTY COMPRISES

Open entrance porch with tiled floor, leaded glass front door to reception hall.

**RECEPTION HALL** Oak panelled walls and under stairs storage.

**CLOAKROOM** Oak panelled walls, vanity unit and separate WC.

**LOUNGE 20' 10" x 13' 0" (6.35m x 3.96m)** Laminate wood effect flooring, attractive oak fireplace with tiled inset and hearth, ornate ceiling and bi-folding doors leading to the sun room.

**DINING ROOM 17' 2" x 13' 8" (5.23m x 4.17m)** Wood flooring, cornice ceiling, connecting door to kitchen and connecting door to sun room.

**SUN ROOM 14' 10" x 6' 3" (4.52m x 1.91m)** Tiled floor and external access.

**KITCHEN 15' 6" x 9' 10" (4.72m x 3m)** Range of high and low level units, work surfaces, 1.5 bowl single drainer sink unit with mixer tap, Smeg 5 ring gas hob, extractor fan over, eye level Neff double oven, plumbed for washing machine, part tiled walls, low voltage spotlights. Walk in larder cupboard and storage, which has range of units and work surfaces.





**REAR HALLWAY** Service door to the garage and external access.

## **FIRST FLOOR**

**GALLERY LANDING** Feature leaded glass window, access to roof space.

**LIVING ROOM / BEDROOM 28' 1" x 13' 0" (8.56m x 3.96m)** Attractive limestone fireplace and gas coal effect fire.

**BEDROOM 16' 10" x 13' 7" (5.13m x 4.14m)** Extensive range of bespoke built in furniture to include robes and storage, vanity unit with storage and low voltage spotlights.

**BEDROOM 12' 0" x 9' 11" (3.66m x 3.02m)** Extensive range of bespoke built in furniture to include robes, dressing table and bedside tables.

**BEDROOM 18' 9" x 12' 10" (5.72m x 3.91m)** Extensive range of built in robes and storage.

**ENSUITE BATHROOM** Light coloured suite comprising panelled bath, low flush WC, bidet, vanity unit, dressing table and storage, fully tiled shower cubicle, spotlights.

**SHOWER ROOM** Fully tiled walls, tiled floor.

**SEPARATE WC** Low flush WC, part tiled walls.





**SHOWER ROOM** Fully tiled shower cubicle, vanity unit, part tiled walls, heated towel rail, hot press.

**OUTSIDE** Exceptionally private mature south facing site, accessed by private driveway from Cadogan Park. Mature surrounding gardens with a variety of trees and planting, level south facing rear gardens in lawns with mature boundaries.

**INTEGRAL GARAGE 21' 0" x 13' 0" (6.4m x 3.96m)** Electric up and over door, power and light, gas fired boiler.

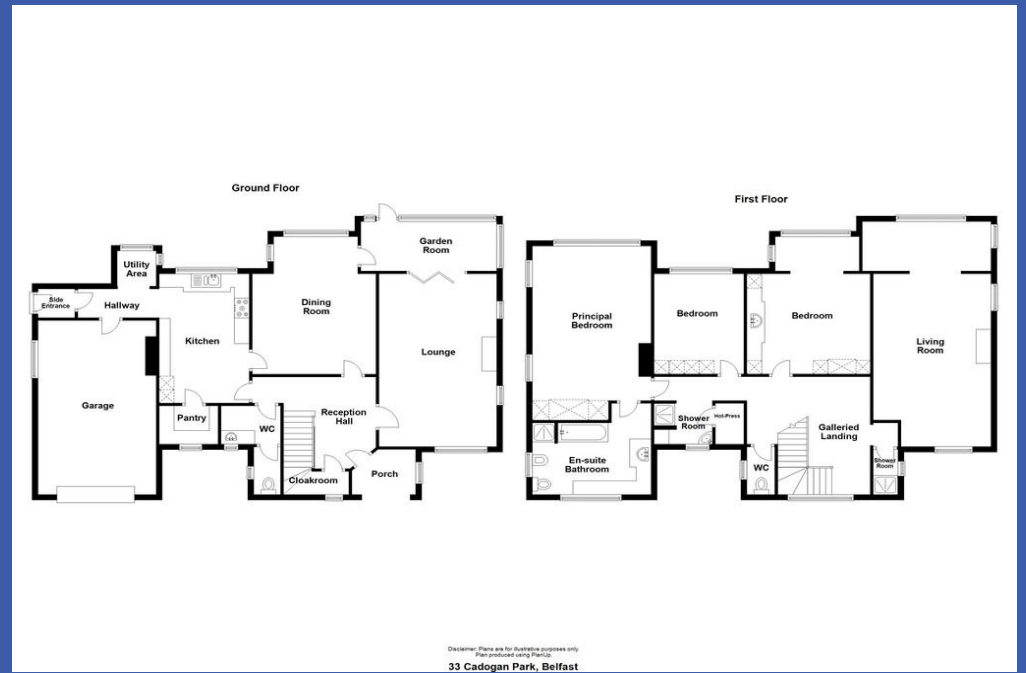
**DETACHED GARAGE**

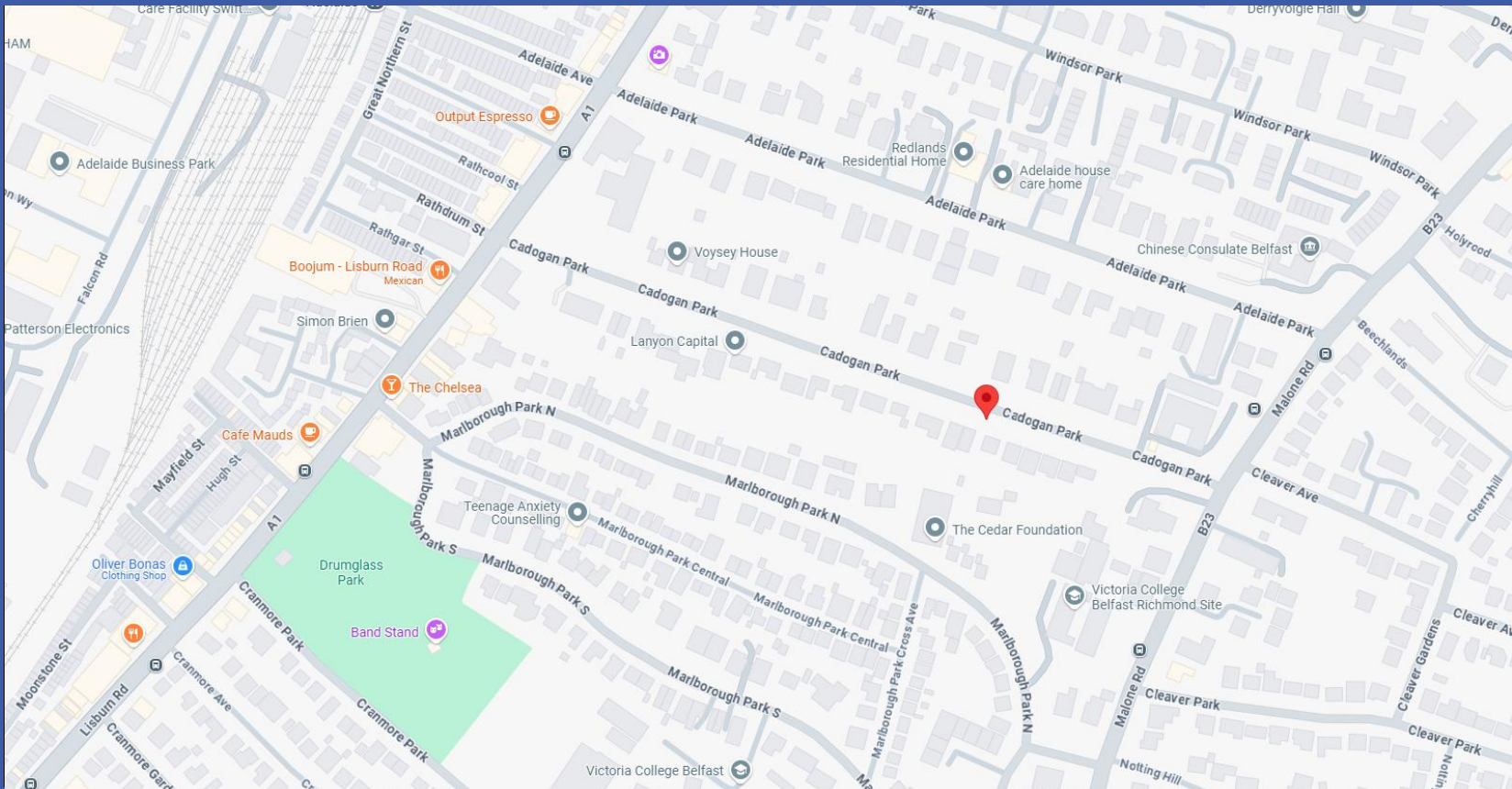












**Directions:**  
Coming out of Belfast on Malone Road, Cadogan Park is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	64 D
39-54	E		
21-38	F		
1-20	G		



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