

**simonBRIEN**  
RESIDENTIAL

48 Dorchester Park,  
Belfast, BT9 6RJ



Asking Price £495,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Attractive Detached Family Home
- Beautifully Presented Accommodation Throughout
- Three Generous Bedrooms
- Living Room
- Dining Room
- Family Room
- Modern Fully Fitted Kitchen With Casual Dining Area
- Luxury Family Bathroom
- Downstairs Cloakroom
- Gas Fired Central Heating
- PVC Double Glazing
- Integral Garage With Separate Utility
- Pleasant Enclosed Private Rear Gardens & Driveway Parking To Front
- Popular & Much Sought After Residential Location Close To All Local Amenities and Transport Routes
- Viewing By Private Appointment

## SUMMARY

Dorchester Park is one of South Belfast's most sought after residential locations beautifully situated in the heart of BT 9, close to a host of amenities within the area, excellent schooling and transport routes connecting Belfast City Centre and further afield.

The property itself has been beautifully maintained by the present vendor, and provides exceptionally well appointed accommodation with a three bedroom layout, living room, dining room open to family room, together with modern fully fitted kitchen with casual dining and luxury family bathroom.

To the front is ample parking, and landscaped gardens to rear benefiting from a high degree of privacy.

Likely to be of interest to the young family or professional couple or those downsizing within the area. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

PVC Door with Glazed Side Panels to -

### ENTRANCE PORCH:

Oak Floor, Hardwood Door with Original Stained Glass Side Panels to -

### ENTRANCE HALL:

Oak Floor, Coving, Stairs to First Floor, Understairs Storage, Stained Glass Window





#### CLOAKROOM:

Low Flush WC, Pedestal Wash Hand Basin, Oak Floor, Part Tiled Walls

#### LOUNGE:

**14' 03" x 12' 01" x (4.34m x 3.68m) (into bay)**

Oak Floor, Coving, Gas Fireplace with Granite Hearth & Inset, Oak Surround

#### DINING ROOM:

**11' 04" x 11' 01" (3.45m x 3.38m)**

Oak Floor, Gas Fireplace with Cast Iron Inset, Slate Hearth & Pitched Pine Surround, Archway to -

#### LIVING ROOM:

**15' 02" x 11' 01" (4.62m x 3.38m)**

Gas Stove, Low Voltage Lights, Oak Floor, Door to Garage, French Doors to Patio & Rear Garden







#### **KITCHEN WITH CASUAL DINING AREA:**

**24' 4" x 9' 09" (7.42m x 2.97m) (into bay)**

Accessed from hallway and living room. White hand painted solid wooden units at floor and eye level. Under counter lights. Laminate work surfaces. 1.5 bowl stainless steel sink unit. 4 ring hob. Electric oven. Concealed extractor fan. Integrated dishwasher and fridge/freezer. Timber ceiling. Partially timber panelled walls. Oak flooring.

#### **FIRST FLOOR**

##### **BEDROOM (1):**

**14' 04" x 12' 02" (4.37m x 3.71m)**

Oak Floor, Sliderobes, Bay Window

##### **BEDROOM (2):**

**11' 06" x 11' 01" (3.51m x 3.38m)**

Laminate Floor, Built in Wardrobes, Shelving

##### **BEDROOM (3):**

**11' 01" x 7' 06" (3.38m x 2.29m)**

Oak Floor, Picture Rail, Built in Wardrobes

#### **BATHROOM:**

White Suite Comprising Sunken Tiled Bath with Stainless Steel Mixer Taps, Shower Cubicle with Stainless Steel Thermostatically Controlled Shower, Pedestal Wash Hand Basin, Low Flush WC, Heated Towel Rail, Part Tiled Walls, Oak Floor

#### **ROOFSpace:**

Slingsby Ladder, Floored & Sheeted, Light & Power









## OUTSIDE

The front of the property is laid in paving allowing for a number of off street parking spaces & surrounded by mature landscaped flower beds. The rear boasts a patio & decking area. The decking area is lit and steps lead down to a landscaped area with pebbles, stepping stones, plants, shrubs & is surrounded by fencing on all sides. It is an extremely private area & a modern extension of the home. Outside Tap. Gates are found on both sides leading to the front.

## GARAGE / UTILITY AREA:

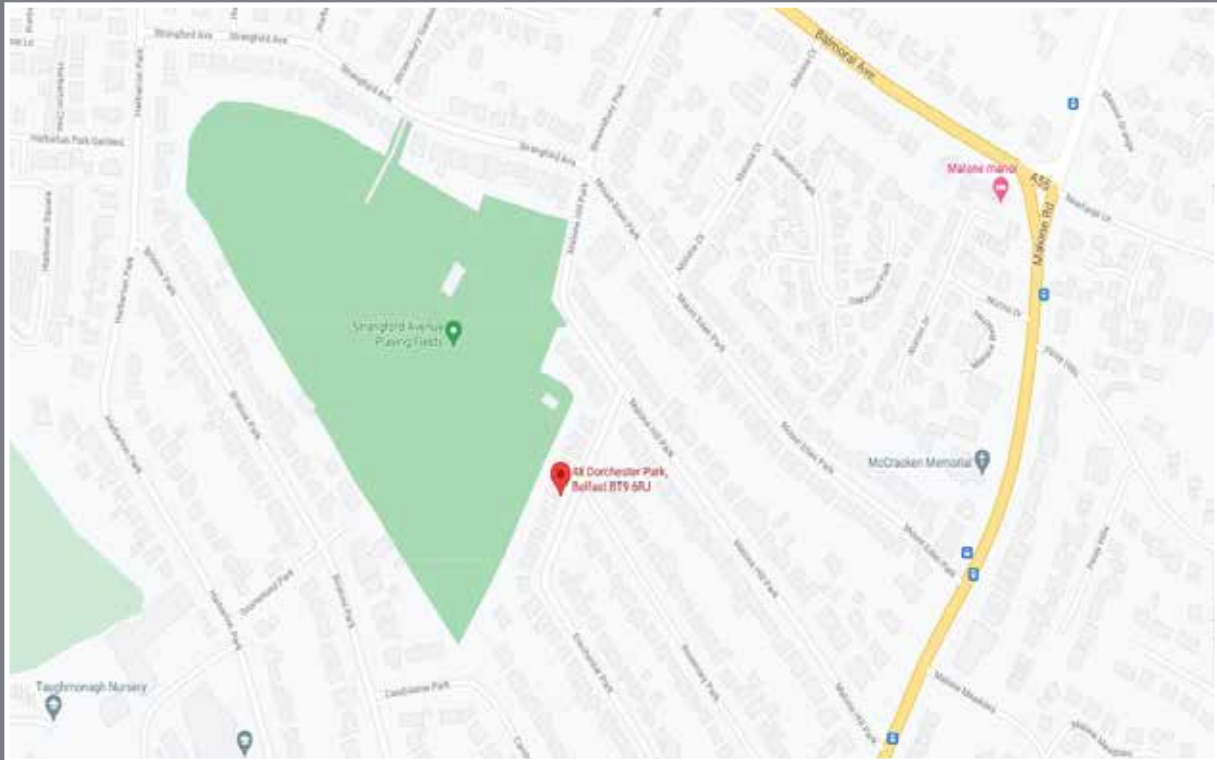
**21' 01" x 8' 11" (6.43m x 2.72m)**

Gas Fired Central Heating Boiler, Plumbed for Washing Machine & Dryer, Light & Power, PVC Door to Garden.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/E/21/SO



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