

118 Harberton Park,  
Malone, Belfast, BT9 6TU



Offers Over £835,000

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

KEY FEATURES

- Superb Detached Extended Family Home Set Along Tree Lined Park On Mature And Private Landscaped Site
- Gracious part Panelled Reception Hall With Wood Strip Floor, Cloakroom and separate WC
- Formal Drawing Room With Bay Window, Carved Mahogany Period Fireplace
- Formal Dining Room With Bay Window, Attractive Painted Fireplace
- Family Room (currently used as Study with built in bookcases and storage)
- Magnificent Open Plan Kitchen With Hand Crafted Painted High And Low Level Units, Including Large Central Island Unit, Full Range Of Built In Appliances And Traditional Style Walk In Pantry
- Open Plan Dining And Living Room With Wood Burning Stove With Brick Recess And Floor To Ceiling Windows And 2 Sets Of French Doors Opening Onto Large Slate Patio And Private Landscaped Rear Garden
- Rear Hallway with Fully Fitted Utility Room and Separate Boot Room
- Gym With Double Doors Leading To Rear Garden
- 4 Well Proportioned First Four Bedrooms To Include Master Bedroom With Fitted Dressing Room And Luxury Ensuite Shower Room
- Luxury Fully Marble Tiled Family Bathroom With Fully Tiled Shower Cubicle And Feature Slipper Bath
- Gas Fired Central Heating (Underfloor To Ground Floor), Double Glazed Windows
- Modern Control 4 Home Automation System Which Controls TV, Lights & Music (In-Built Ceiling Speakers)
- Property Was Extended & Fully Renovated In 2008 To Include Re-Wiring, Re-Plumbing & Re-Insulation
- Integral Garage
- Double Electric Entrance Gates Leading To Ample Parking And Turning Area, Front Boundary Hedging And Trees Providing Privacy, Boundry Wall & Railing
- Well Maintained Landscaped Rear Gardens In Lawns To Include, Circular Lawned Area, BBQ Area, Large Slate Patio Area, Raised Flower Beds, Built In Trampoline And Play Area, Array Of Trees And Shrubs And Cherry Blossom Trees



SUMMARY

This stunning family home of exceptional scale and character was renovated and extended by the current owners providing accommodation suited to the growing family and has been finished to the highest of standards throughout retaining many period features yet providing everything demanded for modern day family living.

Externally beyond the double entrance gates and private front boundary there is ample driveway parking to the front and leading to the integral garage and to the rear stunning landscaped gardens with lawns, bbq area, extensive patio area, play area, and a variety of trees, shrubs, flower beds

All Leading schools are close to hand as is the bustling Lisburn Road with its variety of shops, cafes, and restaurants whilst Belfast city centre can be easily accessed by car or public transport. For those seeking an immaculately presented family home providing both modern requirements and period features in this most sought after area internal viewing is essential.

ACCOMMODATION

GROUND FLOOR

Hardwood front door with glazed side panels leading to:

ENTRANCE PORCH:

Inner glazed door to:

ENTRANCE HALL:

Solid wooden floor. Corniced ceiling. Half panelled walls.

CLOAKROOM:

Built-in cupboards.

SEPARATE WC:

Low flush WC. Half panelled walls. Corniced ceiling.

Storage cupboard understairs.





#### **DRAWING ROOM:**

**20' 10" (into bay) x 13' 5" (6.35m x 4.09m)**

Solid wooden floor. Half panelled walls. Corniced ceiling. Mahogany carved fireplace with cast iron tiled inset, slate hearth and open gas fire inset.



#### **DINING ROOM:**

**15' 6" x 13' 5" (4.72m x 4.09m)**

Solid wooden floor. Corniced ceiling. Painted fireplace with cast iron inset, piped for gas fire, slate hearth.

#### **FAMILY ROOM / STUDY:**

**12' 0" x 11' 4" (3.66m x 3.45m)**

Solid wooden floor. Corniced ceiling. Built-in bookcase and shelving. Double doors with shutters leading to:





**MAGNIFICENT OPEN PLAN LIVING / KITCHEN / DINING AREA: 32' 4" x 19' 4" (9.86m x 5.89m)**

Hand crafted painted high and low level units with glazed display cabinets. Large central island unit and breakfast area. Polished granite work surfaces. Large inset sink with mixer taps and boiler water tap. Integrated appliances including; 'Miele' oven, microwave, and dishwasher. 5 ring stainless steel gas hob with extractor fan above. American style fridge/freezer. Open shelving and wine rack. Natural Jerusalem limestone tiled floor.

Living / Dining - Natural Jerusalem limestone tiled floor. and two sets of French doors to extensive slate patio area and enclosed rear garden. Wood-burning stove with brick recess, book shelving and cupboards.

**TRADITIONAL STYLE PANTRY: 7' 3" x 5' 5" (2.21m x 1.65m)**

Low level units. Fitted shelving. Wine fridge. Natural Jerusalem limestone tiled floor

**UTILITY ROOM: 14' 10" x 5' 5" (4.52m x 1.65m)**

Full range of high and low level units with formica work surfaces. Single drainer stainless steel sink unit with mixer taps. Partially tiled walls. Plumbed for washing machine and vented tumble dryer. Natural Jerusalem limestone tiled floor







#### REAR HALLWAY:

#### GYM: 13' 0" x 98' 5" (3.96m x 30m)

Wood strip floor. Double doors to gardens.

#### BOOT ROOM:

Storage cupboard. Ceramic tiled floor. Panelled walls. Hanging space.

#### INTEGRAL GARAGE:

16' 6" x 12' 10" (5.03m x 3.91m)

Roller door. Access to roof space with storage. Gas fired boiler.

Staircase to with half panelled walls to:

#### FIRST FLOOR

#### LANDING:

Corniced ceiling. Access to roof space. Feature leaded glass window. Walk-in linen cupboard.



#### BEDROOM (1):

12' 8" x 12' 0" (3.86m x 3.66m)

Half panelled walls. Corniced ceiling. Attractive cast iron fireplace with tiled inset.

#### DRESSING ROOM:

Fitted with wardrobes and drawers.

#### FULLY TILED LUXURY SHOWER ROOM:

Vanity unit. Low flush WC. Double shower cubicle with drencher shower head. Jura limestone tiling.



#### BEDROOM (2):

15' 7" x 12' 0" (4.75m x 3.66m)

Wood strip floor. Corniced ceiling.

#### BEDROOM (3):

12' 0" x 9' 9" (3.66m x 2.97m)

Corniced ceiling.

#### BEDROOM (4):

11' 7" x 11' 6" (3.53m x 3.51m)

Wood strip floor. Corniced ceiling.





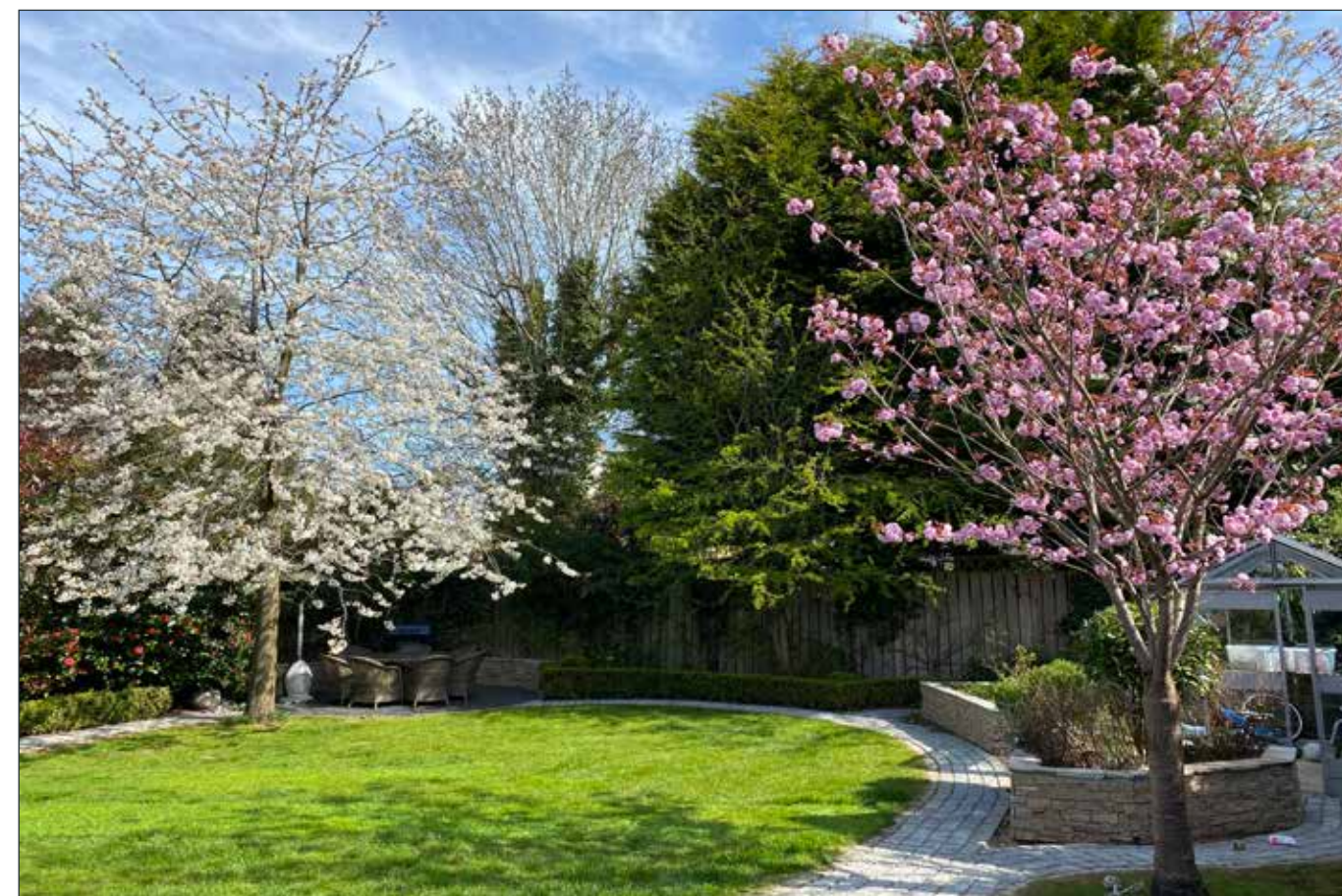
#### **FULLY TILED LUXURY FAMILY BATHROOM:**

Feature slipper bath. Vanity unit. Fully tiled shower cubicle. Low flush WC. Chrome towel radiator. Corniced ceiling. White marble tiling.

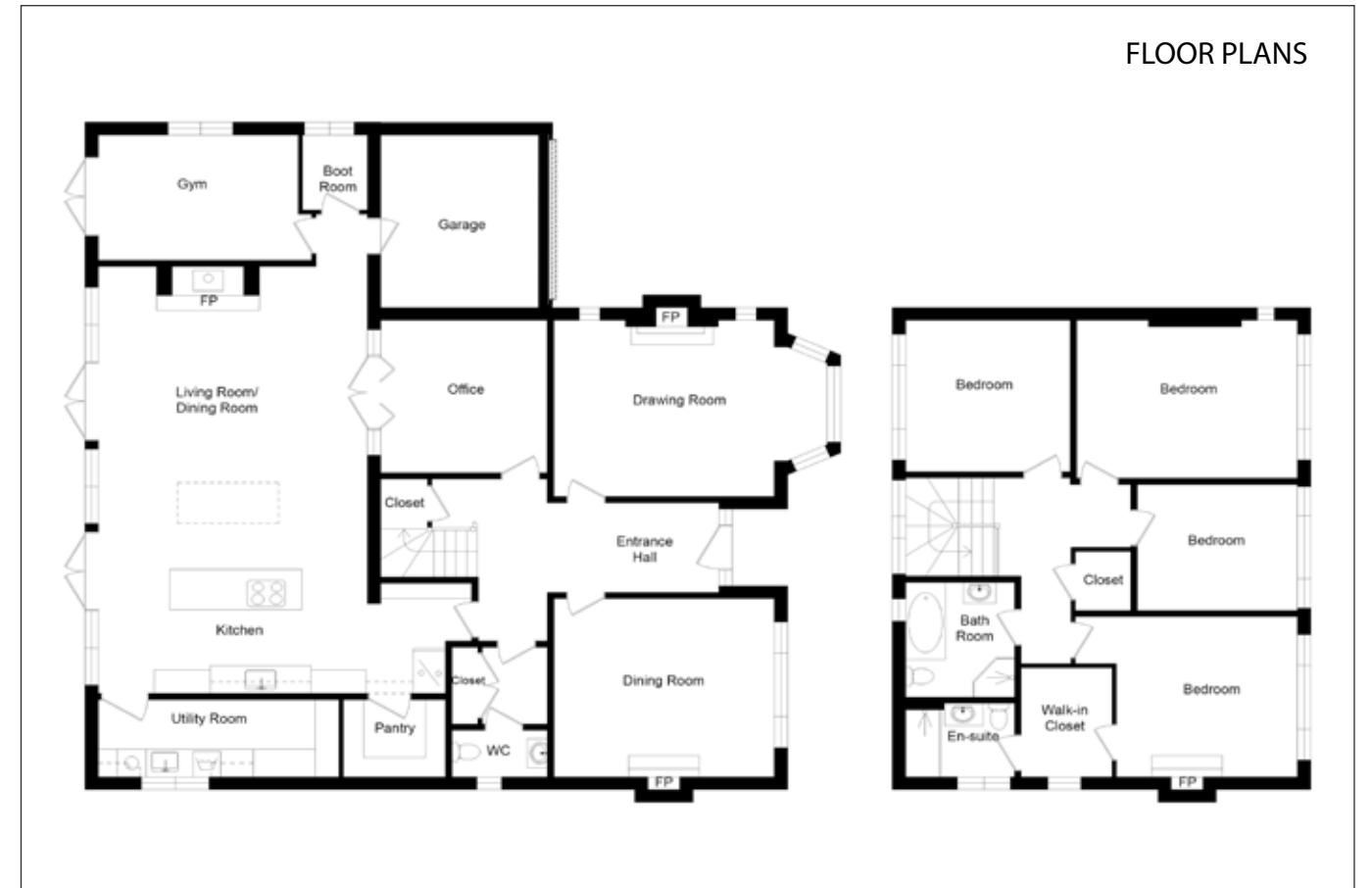
#### **OUTSIDE**

Double electric entrance gates leading to front parking and turning area, trees, shrubs and boundary wall, and railings. Delightful, private enclosed landscaped rear garden with extensive slate patio area, separate bbq / sitting area, sunken trampoline and play area. Circular lawn area. Cobbled pathways. Variety of trees and shrubs, and raised stone flowerbeds, and box hedging. Greenhouse.



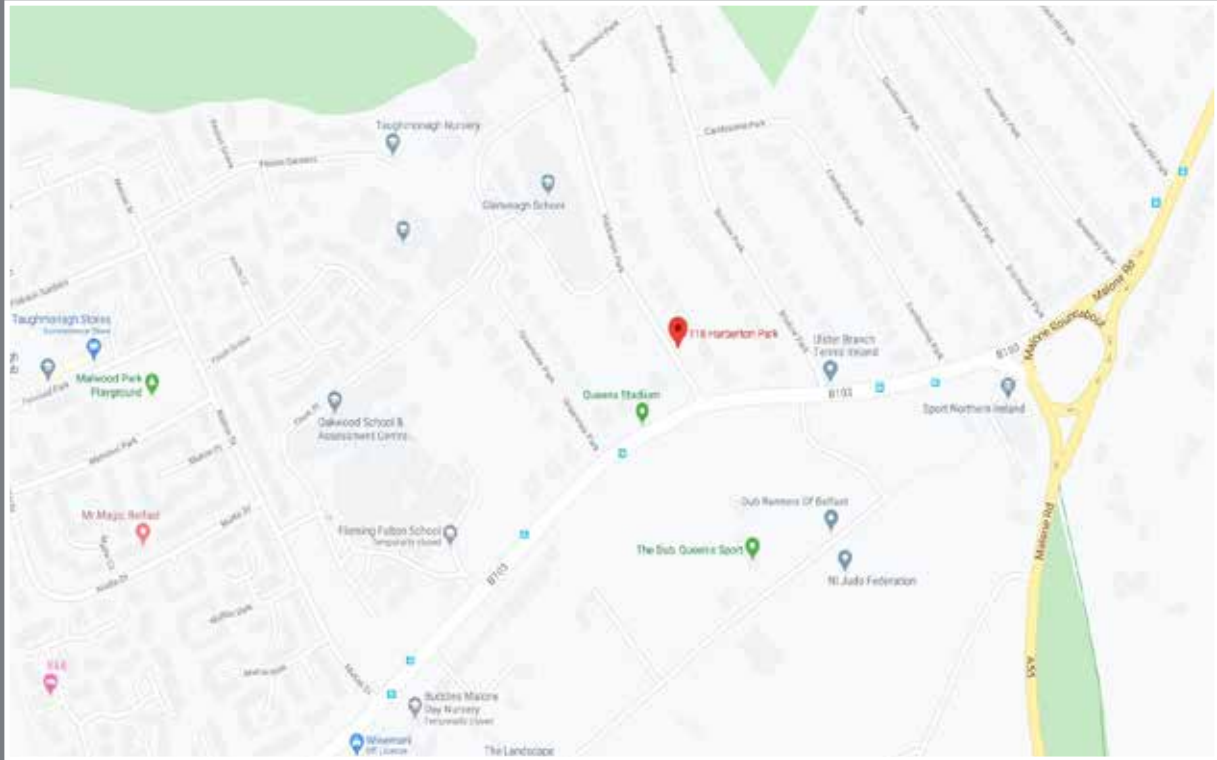








# Location



## 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

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REF: EB/SJB/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	74	74
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 0668-2953-0484-2900-6331

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