

9 Harberton Park,  
Malone, Belfast, BT9 6TW



Asking Price £695,000

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



KEY FEATURES

- Magnificent Detached Family Residence
- Highly Regarded & Convenient Location Close To All Local Amenities, Schooling, City Centre & Transport Networks
- Exceptional Standard Of Finish & Presentation Throughout
- Living Room With Attractive Period Fireplace
- Superb Open Living / Dining Open To Magnificent Hand Crafted Kitchen With Range Of Appliances
- Study Area / Utility Room & Downstairs Cloakroom
- Four Generous Bedrooms
- Contemporary Family Bathroom & Ensuite
- Gas Fired Central Heating
- PVC Double Glazing
- Superb Manicured Gardens To Rear In Lawns With Generous Patio Area
- Garage (Currently Used As Home Office)
- Driveway Parking Access Via Electric Gates
- Alarm System Installed



ENTRANCE HALL



ENTRANCE HALL

SUMMARY

Harberton Park is one of South Belfast's leading residential addresses within close proximity of excellent primary and secondary schools within the area, together with the vibrant Lisburn Road with its vast array of amenities.

The property is also well placed for commuting to Belfast City Centre and other surrounding areas via the nearby motorway networks.

This particular detached family home is attractive from an external appraisal, and has been immaculately maintained by the current vendors providing well-appointed extended accommodation to include, an entrance hall, living room with attractive period fireplace, superb open plan living / dining area open to hand crafted kitchen with a range of appliances which is undoubtedly the focal point of this superb property, study area, utility room, and downstairs cloakroom on the ground floor. On the first floor there are four bedrooms, principal with ensuite, and family bathroom.

Outside, automated entrance gates lead to a driveway with generous parking space. To the rear of the property, there are spacious gardens with the orientation taking advantage of the afternoon and evening sun. The well-tended gardens are laid in lawns with shrub beds with an extensive patio area.

Likely to be of interest to the growing family wanting to set up home in this exceptional residential location. Viewing is by private appointment through our South Belfast office on 028 9066 8888.





LIVING ROOM



STUDY / CLOAKS AREA



CLOAKROOM

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

Glazed inner door to:

ENTRANCE HALL:

11' 0" x 11' 0" (3.35m x 3.35m)

Oak flooring. Wood panelled walls. Attractive staircase to first floor.

CLOAKROOM:

Low flush WC. Wash hand basin. Fully tiled walls and floor.

LIVING ROOM:

17' 0" (into bay) x 13' 2" (5.18m x 4.01m)

Attractive feature period fireplace with open fire, slate tiled hearth, and inset. Oak flooring.

STUDY / CLOAKS AREA:

11' 3" x 11' 0" (3.43m x 3.35m)

Range of built-in units, shelving and coat space. Attractive feature traditional fireplace. Oak flooring.



STUDY / CLOAKS AREA





## MAGNIFICENT LIVING / DINING / KITCHEN AREA



### FAMILY ROOM:

**13' 5" x 13' 2" (4.09m x 4.01m)**

Attractive feature period fireplace. Oak flooring. Open to:

### LIVING / DINING AREA:

**17' 9" x 12' 0" (5.41m x 3.66m)**

Oak flooring. Double doors to rear. Open to:

### KITCHEN:

**18' 8" x 10' 10" (5.69m x 3.3m)**

Excellent range of high and low level painted hand crafted units. Recess range cooker. Belfast sink. Integrated dishwasher. Electric oven. Stainless steel extractor hood over cooking area. Partially tiled walls. Low voltage lighting.

### REAR HALLWAY

Additional laundry cupboard, and door to rear.

### UTILITY ROOM:

**7' 5" x 5' 7" (2.26m x 1.7m)**

Single drainer sink unit with mixer taps. Range of high and low level units. Plumbed for washing machine. Tiled flooring.







## FIRST FLOOR

### BEDROOM (1):

**12' 0" x 11' 2" (3.66m x 3.4m)**

Wood laminate floor.

### ENSUITE SHOWER ROOM:

Contemporary white suite comprising fully tiled shower with overhead shower and telephone hand shower. Low flush WC. Wash hand basin in vanity unit. Heated towel rail. Partially tiled walls. Marble tiled floor.

### BEDROOM (2):

**14' 5" x 13' 0" (4.39m x 3.96m)**

Built-in shelving. Wood laminate floor.

### BEDROOM (3):

**13' 5" x 11' 0" (4.09m x 3.35m)**

Full length built-in sliderobe. Wood laminate floor.

### BEDROOM (4):

**11' 2" x 8' 0" (3.4m x 2.44m)**

Wood laminate floor.

## BEDROOM 1



## BEDROOM 1 ENSUITE





BEDROOM 2



BEDROOM 4



BEDROOM 3



#### **BATHROOM:**

Contemporary white suite comprising panelled bath with mixer taps. Shower enclosure. Low flush WC. Wash hand basin in vanity unit. Fully tiled walls and floor. Heated towel rail.

#### **LANDING:**

Access to roof space.

#### **OUTSIDE**

To the front of the property, automated entrance gates lead to generous parking. To the rear, there are spacious enclosed level gardens laid in lawns, an extensive patio area, and mature shrub beds, with a westerly orientation benefiting from the afternoon and evening sun.

#### **FORMER GARAGE / OFFICE / GYM OR PLAYROOM:**

**19' 3" x 9' 6" (5.87m x 2.9m)**

Wood laminate floor. Low voltage lighting. Light and power.

BATHROOM



FLOOR PLANS



9 Harberton Park (Ground Floor)  
Plans for illustrative purposes only

BATHROOM



9 Harberton Park (1st Floor)  
Plans for illustrative purposes only

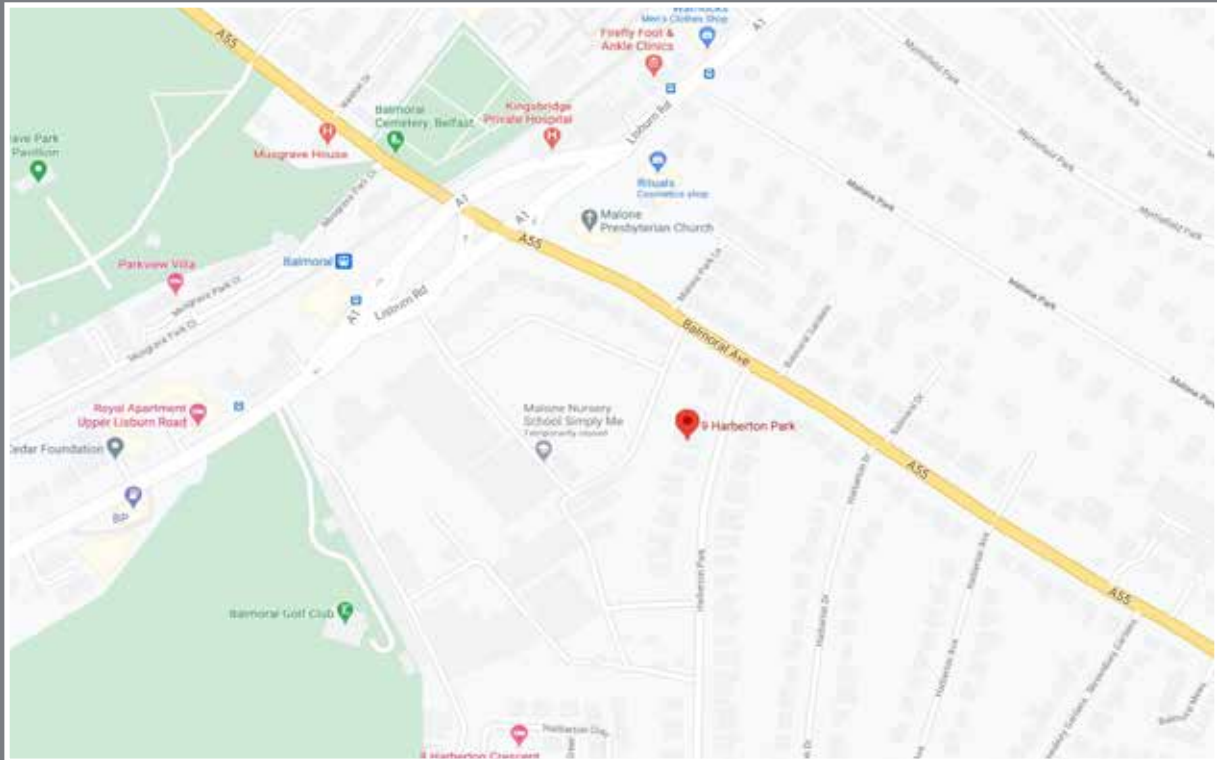


FORMER GARAGE / OFFICE / GYM OR PLAYROOM





# 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/I/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	73   C
39-54	E		
21-38	F		
1-20	G		

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