

simon**BRIEN**  
RESIDENTIAL

1 Aberfoyle Park,  
Upper Malone Road, Belfast, BT10 0DY



Asking Price £489,950

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[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Exceptional Recently Modernised Detached Family Home Within A Mature Residential Location Adjacent To Willis Lake Off Upper Malone Road
- Recently Fully Refurbished To Include Re-Wiring, Re-Plumbing, Heating System And Extended To Provide Stunning Open Plan, Kitchen/Living/Dining To Rear, Cloakroom And Utility Room And Impressive Master Bedroom Suite
- Newly Landscaped Gardens To Front And Side With Lake Views In Lawns With Patio And Barbeque Area And Bespoke Built Pizza Oven, Ample Driveway Parking And Landscaping To Front And Attached Garage
- Reception Hall With Laminate Wood Effect Floor, Cloaks Area Understairs, Cloakroom With WC And Fitted Utility Room
- Good Sized Lounge With Multi Fuel Burner
- Separate Living Room
- Stunning Open Plan Extended Kitchen/Living/ Dining Area With Luxury Fully Fitted Units With Full Range Of Fitted Appliances And Extensive Island Unit, Granite Work Tops, Vaulted Ceiling With 4 Velux Windows Providing Extra Natural Light And Sliding Door Leading To Patio/Barbeque Area
- Fitted Bespoke Book Case Leading To 'Secret Fully Fitted Pantry'
- Five First Floor Bedrooms To Include Extended Master Bedroom Suite With Feature Window Overlooking Lake And Ensuite Style Wet Room And Separate Fitted Dressing Room
- Luxury Family Bathroom With Wet Room Style Shower Area And Free Standing Bath With Complimentary Tiling
- uPVC Double Glazing
- Gas Fired Central Heating
- Extensive Driveway Parking And Gardens To Front, Attached Garage
- Rear Garden With Patio/Barbeque Area With Bespoke Built Pizza Oven Leading To Side Garden In Artificial Grass With Open Views Over Willis Lake

## SUMMARY

Aberfoyle Park is situated in a mature residential area just off the prestigious Upper Malone Road in South Belfast overlooking Willis Lake. The location is within easy commuting distance of the City Centre and has easy access to the M1 motorway and the shopping and recreational amenities of the Lisburn Road as well as being within walking distance of Dunmurry and Malone Golf Clubs, Mary Peters Track, and Sir Thomas and Lady Dixon Park. Lakeside Drive is also well served by a number of leading schools within a few minutes' drive making this an ideal opportunity to acquire a home suitable for many differing family requirements in a highly regarded, convenient location.

Internally this magnificent home has been recently refurbished and extended to a first class standard. Beautifully presented and meticulously maintained throughout this home would be ideal for those seeking a substantial family residence. The ground floor comprising of two spacious reception rooms, open plan kitchen, living and dining area, also benefits from a separate utility room, storage area and downstairs W.C. Five bedrooms can be found on the first floor, the master with an en-suite shower room and dressing room, and a spacious luxury family bathroom make this the perfect family home.

Outside there is ample gardens to front with driveway parking and attached garage and To the side in artificial grass a and rear there is an enclosed garden laid in lawn and paved patio area enclosed by fencing which is perfect for those with small children seeking a secure play area.

The array of features on offer, the generous accommodation, and exceptional quality of presentation and finish make this home an excellent addition to the property market.

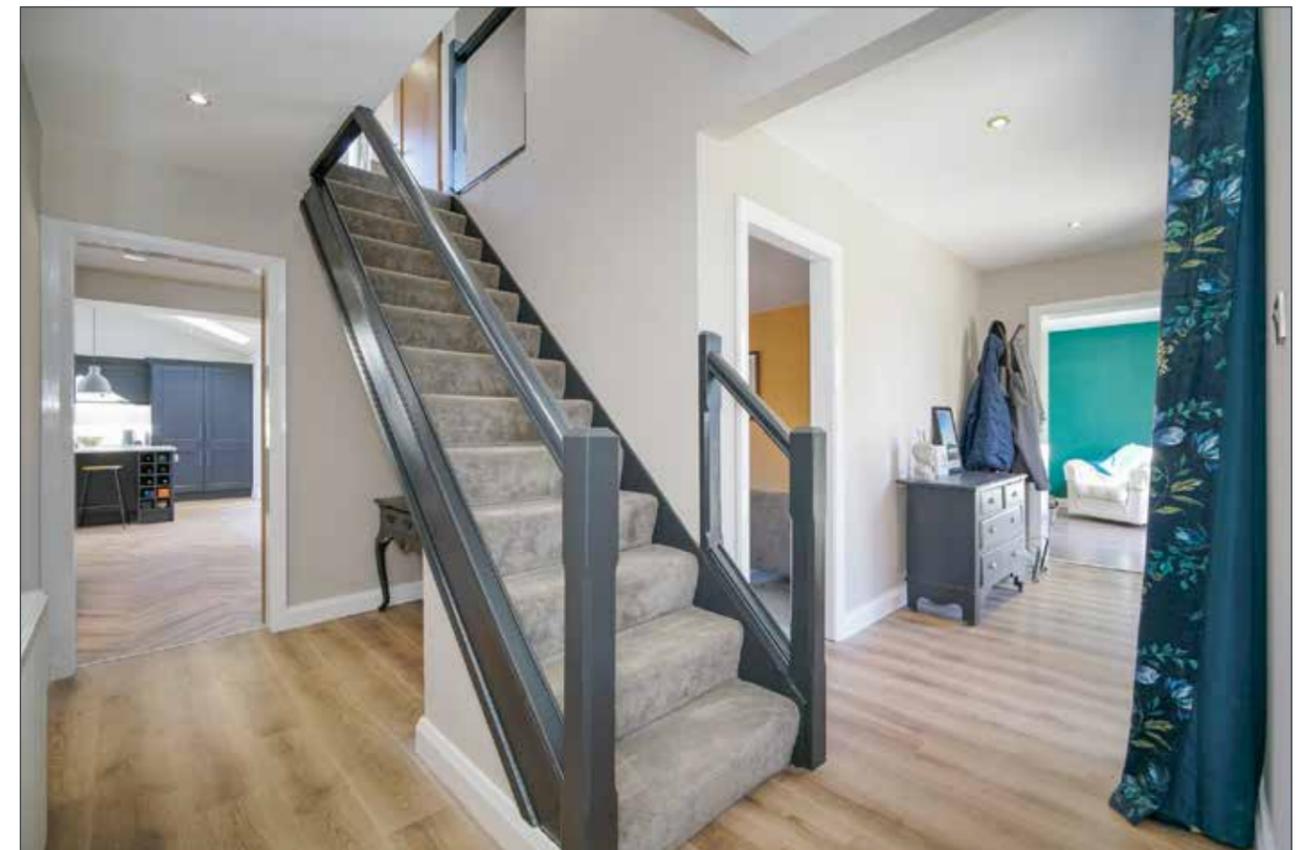
## ACCOMMODATION

### GROUND FLOOR

Timber front door with glazed side panels leading to:

### ENTRANCE HALL:

Laminate wooden floor. Cloaks area downstairs.





**CLOAKROOM:**

Low flush WC. Pedestal wash hand basin. Laminate wooden floor.

**UTILITY ROOM:**

Range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Laminate wooden floor.

**LOUNGE:**

**20' 11" x 11' 10" (6.38m x 3.61m)**

Laminate wood effect floor. Multi-fuel burner with tiled inset. Feature window.

**LIVING ROOM:**

**15' 11" x 11' 2" (4.85m x 3.4m)**

Open to:

**EXTENDED KITCHEN / DINING / LIVING AREA:**

**26' 5" x 15' 4" (8.05m x 4.67m)**

Herringbone style laminate wood effect floor. Luxury full range of high and low level units with white granite work surfaces and splashback. 'Bosch' 5 ring gas hob. Integrated fridge/freezer. 'Bosch' oven and combi microwave oven. Extensive island unit. Stainless steel sink unit. Integrated 'Bosch' dishwasher. Bin storage. Wine storage. Breakfast bar. Vaulted ceiling. 4 x Velux windows. Sliding door to paved patio area.

**BESPOKE BOOKCASE:**

Leading to:

**SECRET PANTRY:**

**9' 4" x 3' 9" (2.84m x 1.14m)**

Fitted with shelving and work tops. Herringbone style laminate wood effect floor.





#### FIRST FLOOR

##### BEDROOM (1) / STUDY:

9' 0" x 8' 5" (2.74m x 2.57m)

##### BEDROOM (2):

11' 10" x 11' 9" (3.61m x 3.58m)

Built-in wardrobe / cupboard.

##### LUXURY FAMILY BATHROOM:

Wet room style shower with drencher shower head. Chrome heated towel rail. Vanity unit. Low flush WC. Freestanding bath with telephone hand shower. Ceramic tiled floor. Partially tiled walls.

##### BEDROOM (3):

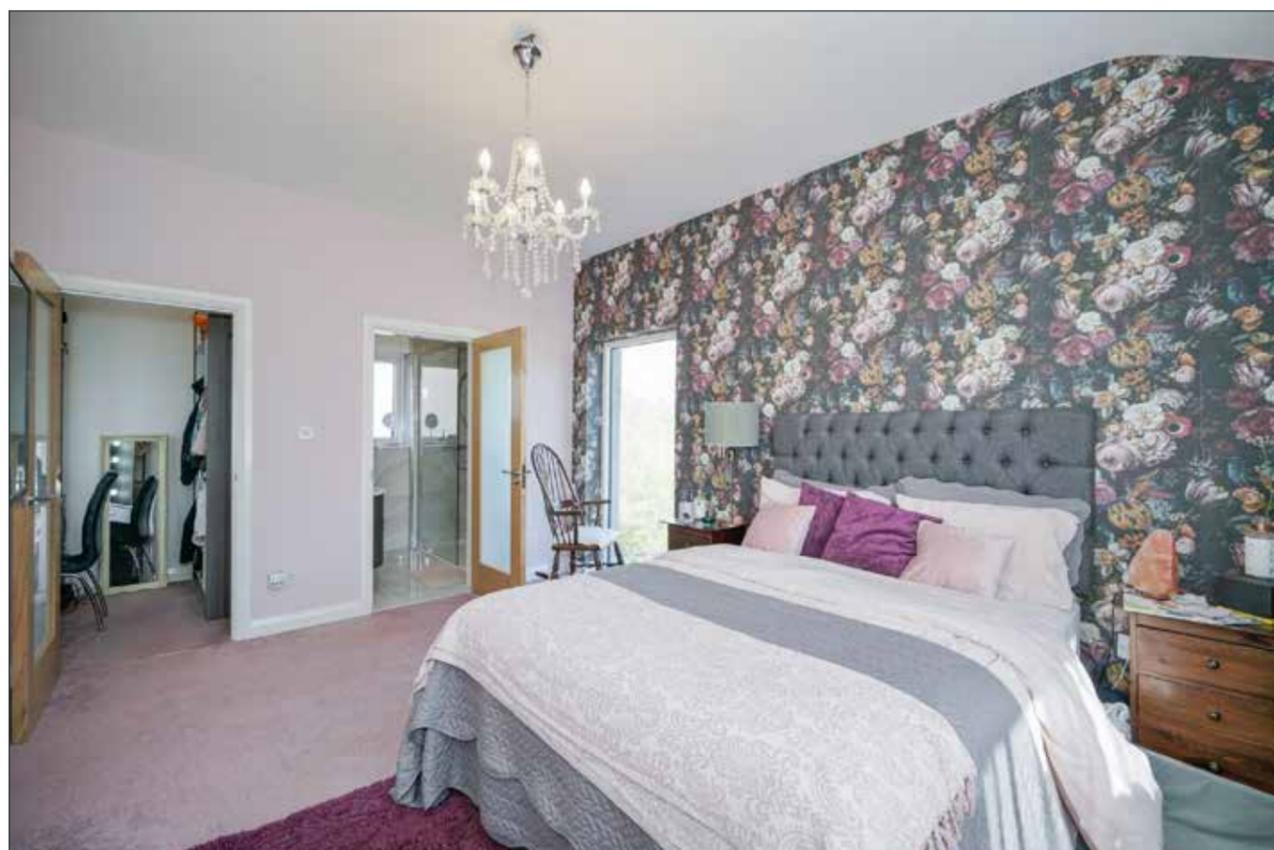
8' 11" x 7' 6" (2.72m x 2.29m)

##### BEDROOM (4):

11' 5" x 8' 5" (3.48m x 2.57m)

Built-in wardrobe / cupboard.





**MAIN BEDROOM:**  
**14' 9" x 11' 10" (4.5m x 3.61m)**

Feature window overlooking lake.

**ENSUITE SHOWER ROOM:**

Wet room style shower area with drencher shower head. Low flush WC. Vanity unit with illuminated wall mirror above. Ceramic tiled floor. Partially tiled walls.

**FITTED DRESSING ROOM:**

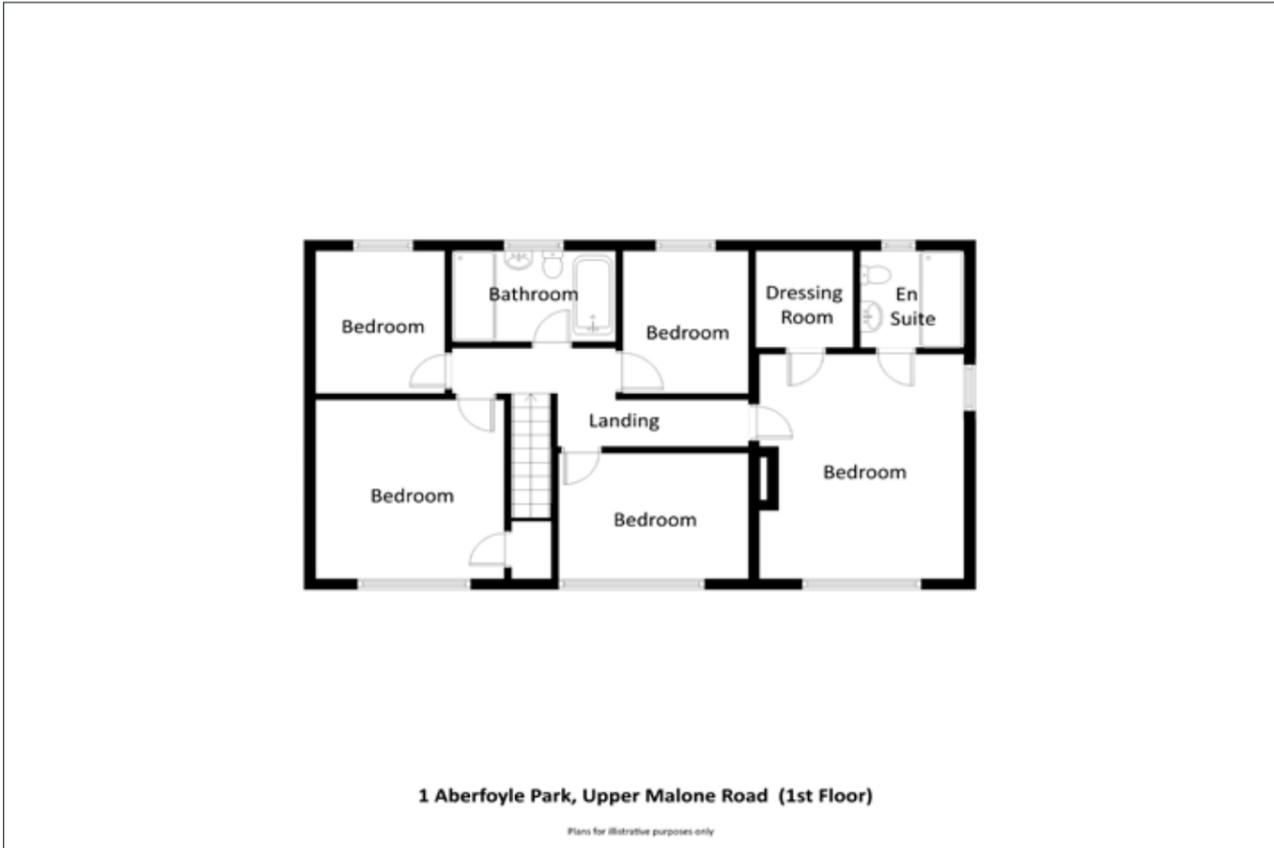
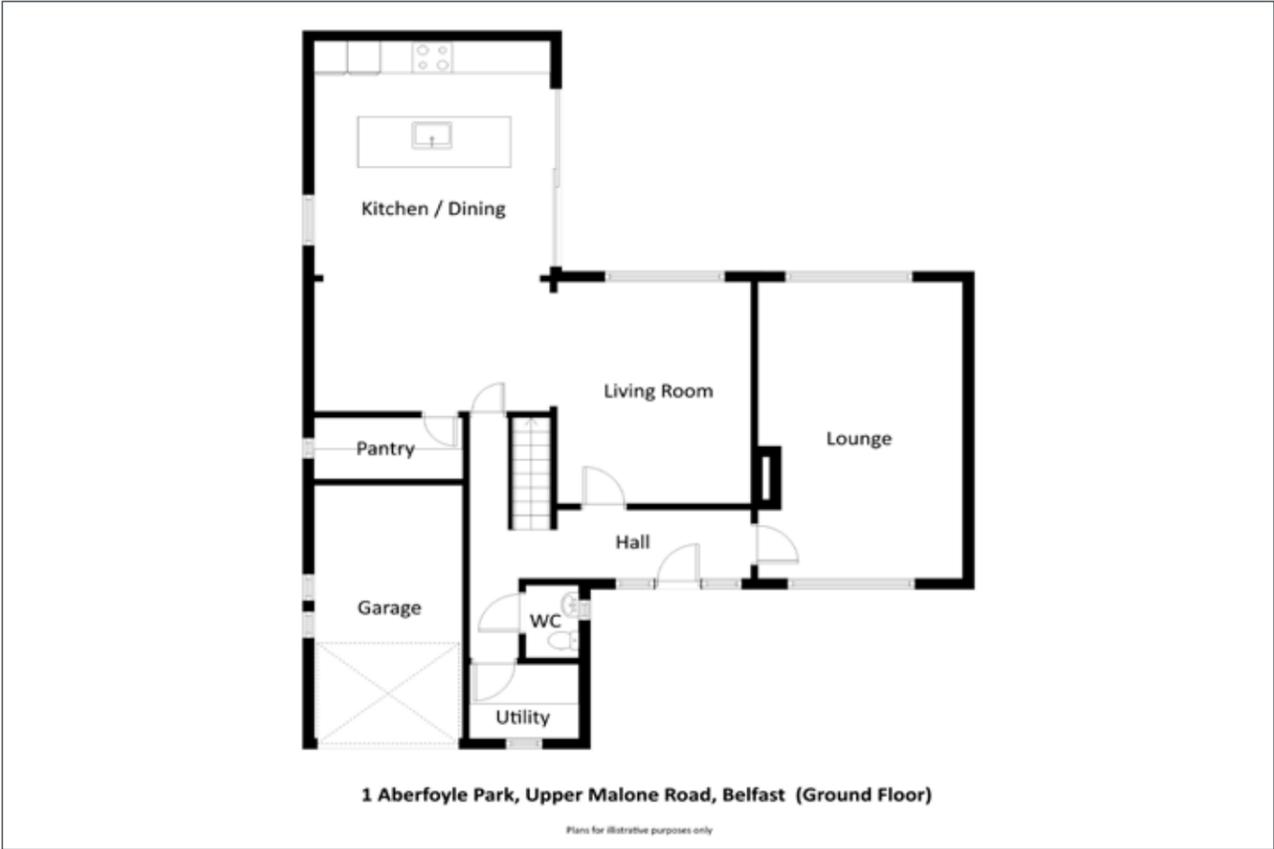
Hanging space. Dressing table. Shelving. Access to roof space.

**OUTSIDE**

Rear garden patio area in lawns bordered by hedging and fencing. Outside Pizza oven. Log store. Side garden in artificial grass. Front garden laid in stones and lawn. Tarmac parking in front of garage. Views over lake.

**ATTACHED GARAGE**

**18' 0" x 8' 9" (5.49m x 2.67m)**



# 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

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Score	Energy rating	Current	Potential
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81-91	B		
69-80	C	77   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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