

simon**BRIEN**  
RESIDENTIAL

12 Harberton Lane,  
Harberton Park,  
Belfast, BT9 6WQ



Asking Price £579,950

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



## FEATURES

- Modern Semi-Detached Home Of Approx. 1,627 Sq. Ft In The Exclusive Harberton, BT9 Development
- Bright And Spacious Entrance Hall With Wood Effect Tiled Floor And Downstairs WC
- Lounge With Corniced Ceiling & Bay Window, Raised Feature Gas Fire And Stone Fireplace
- Spacious Open Plan Kitchen, Living & Dining Area With Modern Fully Fitted Kitchen & Full Range Of Appliances From Award Winning Alwood Kitchens, Sliding Door To Rear Garden
- Separate Utility Room With Door To Useful Shelved Pantry
- Four Good Sized Bedrooms (Master With Bay Window and Ensuite Shower Room)
- Contemporary Four Piece Bathroom With Vitra Sanitary Ware
- Under Floor Heating To Ground Floor, Bathroom & Ensuite
- Brick Built Garden Store, Bitmac Driveway To Side Of House With Cobbled Edging
- Stunning South Facing Landscaped Good Sized Rear Garden In Lawn With Patio and well stocked flower beds, Boundary Fencing
- Conveniently Located Close To All The Amenities Of BT9 & Lisburn Road; Close To Highly Regarded Primary & Grammar Schools

## SUMMARY

Located in the heart of BT9, Harberton is only a few minutes' walk from the bustling Lisburn Road's and the wide choice of superb schools, public transport links, golf courses, parks and excellent range of activities for all ages that make it the perfect location for family living.

Harberton BT9 is a new development achieving a rare blend of timeless architectural elegance and ultra-modern design. There is a feeling of space and grandeur throughout this magnificent home.

The accommodation is perfect for the modern family and offers large lounge and luxury kitchen open to living and dining area and utility room with pantry. Upstairs there are four bedrooms, to include principal bedroom with bay window and ensuite shower room and luxury family bathroom. Further benefits are the 9ft high ceilings on the ground and first floors, Bluetooth audio system, underfloor heating to the ground floor and alarm system.

Externally the home offers gardens to front and enclosed south facing to rear along with driveway parking, and brick built garden store.

The outstanding attributes of this family home and its convenient location all combine together to make this a perfect home.



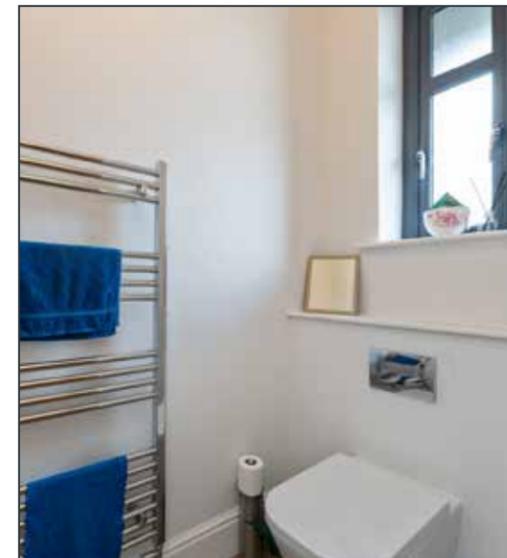
## ACCOMMODATION

Front Door with glazed side panels to:

## GROUND FLOOR

### ENTRANCE HALL:

Wood effect tiled floor. Corniced ceiling. Open storage space downstairs.



### CLOAKROOM:

Low flush WC, vanity unit and tiled splashback, wood effect tiled floor. Chrome heated towel rail.



### LOUNGE:

**18' 4" x 15' 7" (5.59m x 4.75m)**

Into bay, corniced ceiling, attractive stone fireplace with log effect gas fire.





**OPEN PLAN KITCHEN/ LIVING/ DINING:  
20' 0" x 15' 5" (6.1m x 4.7m)**

Full range of high and low level 'Alwood' wood effect units. Blanco Stainless steel sink unit 'Quooker' tap, 'Nordmende' 5 ring gas hob, stainless steel splashback, stainless steel extractor hood. Integrated 'Bosch' dishwasher. 'Bosch' oven and combi, integrated fridge and freezer. Island unit with breakfast bar. Wood effect tiled floor, sliding door to garden.



**FIRST FLOOR**

**LANDING:**

Access to roofspace. Hotpress

**MASTER BEDROOM:**

**16' 4" x 15' 1" (4.98m x 4.6m)**

Into bay. Sliding pocket door leading to:



**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with drencher shower head and secondary shower attachment, low flush WC, vanity unit, tiled splashback, illuminated wall mirror above. Chrome heated towel rail, wood effect tiled floor.

**BEDROOM (2):**

**9' 7" x 8' 3" (2.92m x 2.51m)**

**BEDROOM (3):**

**12' 8" x 10' 5" (3.86m x 3.18m)**

**BEDROOM (4):**

**12' 10" x 9' 7" (3.91m x 2.92m)**



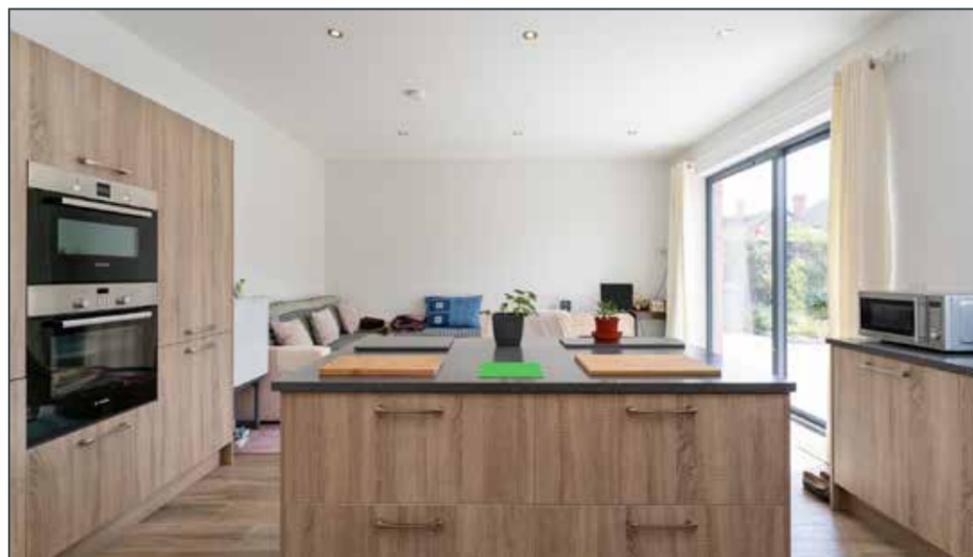
**PANTRY:**

Fully fitted pantry shelving. Wood effect tiled floor.

**UTILITY ROOM:**

**10' 0" x 5' 4" (3.05m x 1.63m)**

Range of matching high and low level units, plumbed for washing machine, single drainer stainless steel sink unit, matching shelving, gas fired boiler. Door to rear garden.





**LUXURY BATHROOM:**

Fully tiled shower cubicle with drencher shower head and secondary shower attachment, panelled bath, low flush WC, vanity unit, tiled splashback, illuminated wall mirror above. Chrome heated towel rail, part tiled walls, wood effect tiled floor.



**OUTSIDE**

**BRICK BUILT GARDEN STORE:  
9'3" x 9' 0" (2.82m x 2.74m)**

Light and power.

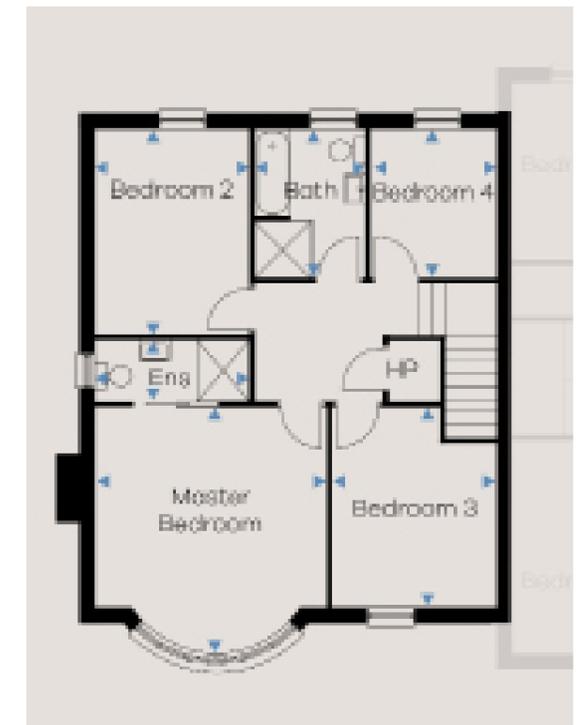
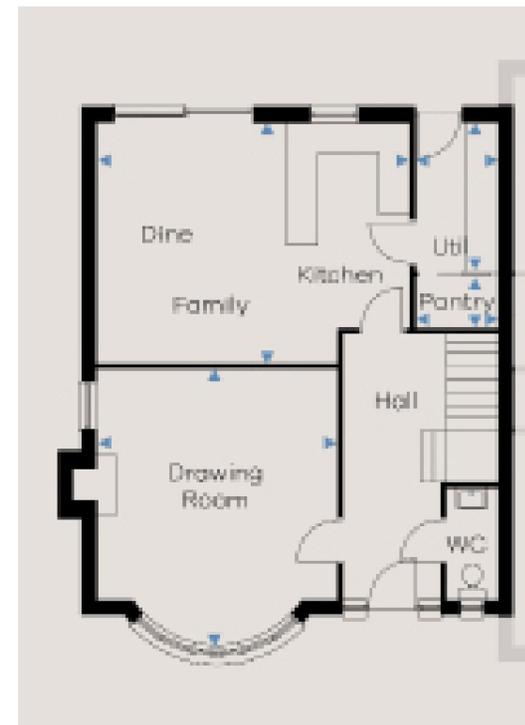
Stunning south facing enclosed rear garden in lawn with array of well stocked flowers beds and patio area.

To the front: Front boundary wall and railing, inner hedge, planted flower bed.

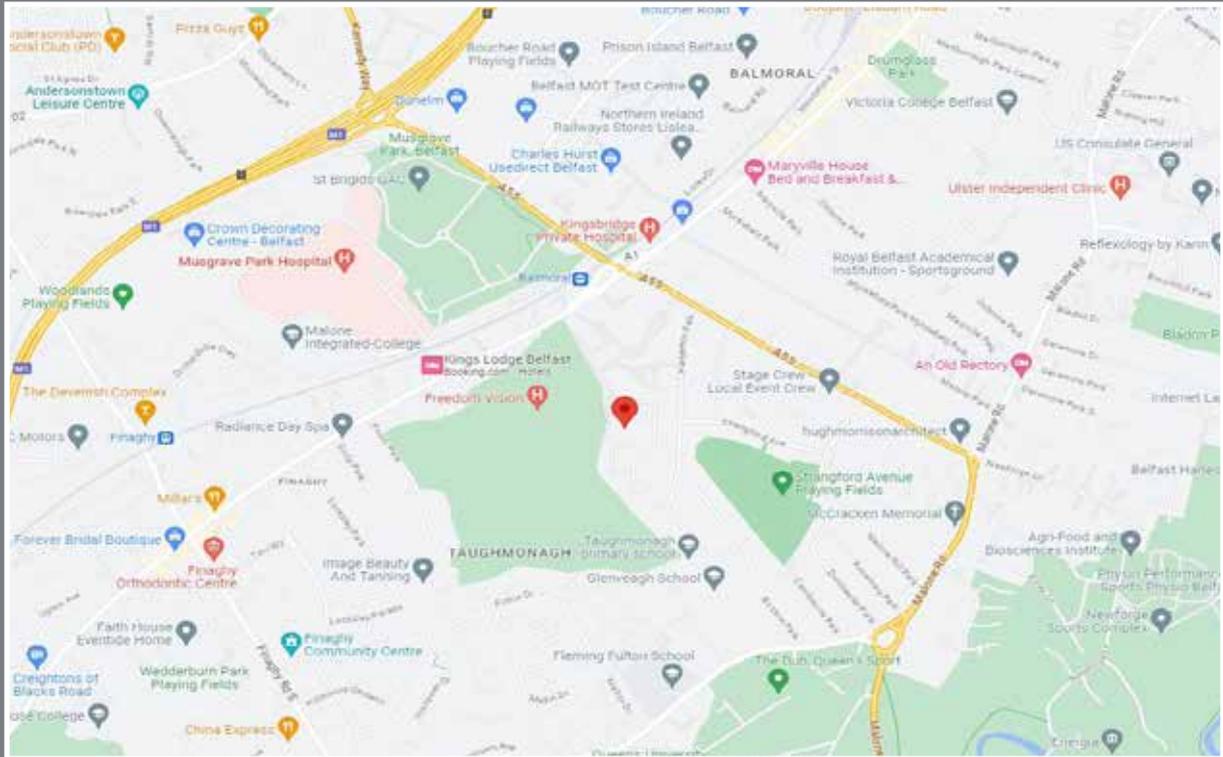
Side driveway parking.



**FLOOR PLANS**



# 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/G/23/PM



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9459-1097-0386-7808-191

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