

simon**BRIEN**  
RESIDENTIAL

25M Harberton Park,  
Belfast, BT9 6TW



Asking Price £925,000

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



#### KEY FEATURES

- Magnificent Detached Family Home Fronting Harberton Park
- High Quality Finish and Specification Throughout
- Accommodation extending to 2500 sq ft
- Gracious Entrance Hall with Cloakroom
- Spacious Drawing Room with Gas Fire
- Dining Room [ Currently used as Study ]
- Luxury Kitchen with Full Range of High-Quality Appliances open to Dining/Sun Room
- Walk in Pantry
- Utility Room
- Four Double Bedrooms
- Principal Bedroom with Dressing Room
- Contemporary Ensuite and Family Bathroom
- Gas Fired Central Heating [ Underfloor to Ground Floor ]
- Double Glazing
- Alarm System Installed
- Electric Gates and Generous Driveway Parking
- Detached Garage
- Well-Tended Gardens in Lawns and Patio with External Lighting
- Exceptional BT9 Location short walk from Lisburn Road
- Close Proximity to Leading Schools and Transport Networks
- Viewing by Private Appointment

#### DESCRIPTION

Harberton Park is one of South Belfast's most sought after tree lined avenues running between the Upper Malone Road and Balmoral Avenue. The location is ideal to take advantage of its close proximity to a wide range of local amenities on the bustling Lisburn Road, excellent schooling, high quality golf courses, parks, Lagan Valley Tow Path and transport networks connecting the City Centre and other provincial connections

This particular detached family home was constructed 8 years ago and has beautifully presented and exceptionally well finished accommodation extending to 2500 sq ft. The ground floor provides a gracious entrance hall, two formal reception rooms together with luxury kitchen open to dining/sun room, utility room and cloakroom. To the first floor are four double bedrooms, principal bedroom with dressing room and ensuite as well as a contemporary bathroom

Externally the property is accessed via electric gates and well tended gardens to the rear, generous parking and detached garage. A high quality home in a much sought after location and one that is ideal for the family in today's market. Viewing is by private appointment through our Lisburn Road Office 02890 668888

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL:

Hardwood Door to Entrance Hall, tiled floor, storage cupboard.



##### CLOAKROOM:

WC and wash hand basin.



**LIVING ROOM:**  
20' 0" x 18' 8" (6.1m x 5.69m)

Gas Fire, cornice ceiling, double doors to –



**DINING ROOM:**  
15' 2" x 10' 7" (4.62m x 3.23m)

Currently used as a study.



**KITCHEN/DINING/SUN ROOM:**  
27' 2" x 23' 8" (8.28m x 7.21m)

Kitchen – High and Low Level Units, corean worktops, inset sink with quooker hot water tap, oven and hob, integrated fridge freezer, dishwasher, wine fridge, warming tray and walk in Pantry.

Sun Room – skylight and there are electric blinds to the windows access to rear garden.

**UTILITY ROOM:**  
5' 6" x 5' 2" (1.68m x 1.57m)

Inset sink, plumbed washing machine



**WALK IN PANTRY:**



**FIRST FLOOR**

**BEDROOM (1):  
20' 0" x 14' 0" (6.1m x 4.27m)**



**DRESSING ROOM:  
9' 2" x 8' 9" (2.79m x 2.67m)**

**ENSUITE BATHROOM:**

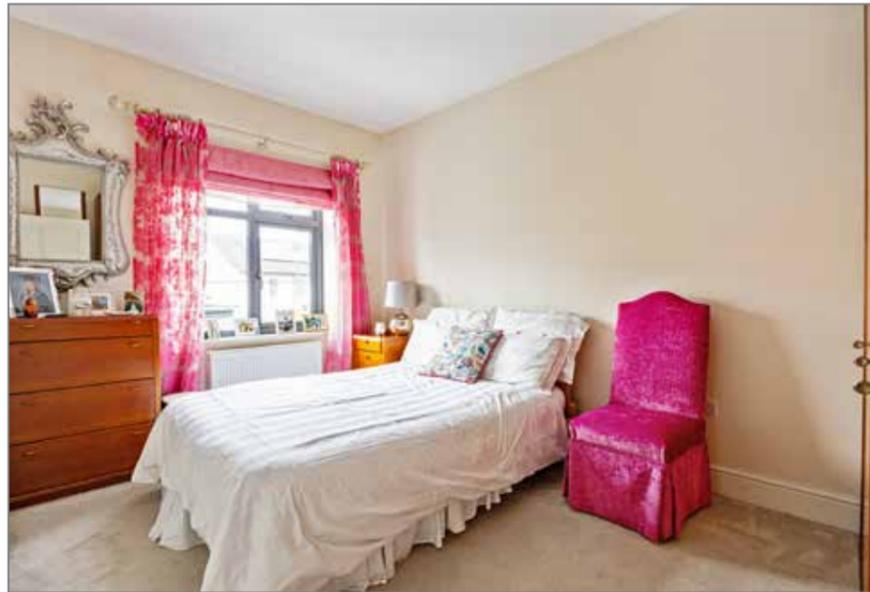
Fully Tiled Shower Enclosure, overhead shower, telephone hand shower, low flush WC, twin wash hand basin and vanity unit, mirror with LED lights. heat recovery systems installed to the hot waste water pipes and underfloor heating.



**BEDROOM (2):**  
13' 6" x 11' 1" (4.11m x 3.38m)



**BEDROOM (3):**  
13' 6" x 9' 2" (4.11m x 2.79m)



**BEDROOM (4):**  
9' 5" x 8' 5" (2.87m x 2.57m)



**BATHROOM:**

Free standing bath, mixer taps, telephone hand shower. Separate shower enclosure, overhead shower, telephone hand shower, WC and wash hand basin, heated towel rail, mirror with LED lights, heat recovery systems installed to the hot waste water pipes and underfloor heating.



**LANDING:**

Access to roofspace, partially floored



**OUTSIDE**

Gardens in lawns and patio, electric gates, outside lighting, feature flower bed lights.

**DETACHED GARAGE:**

**19' 2" x 13' 3" (5.84m x 4.04m)**

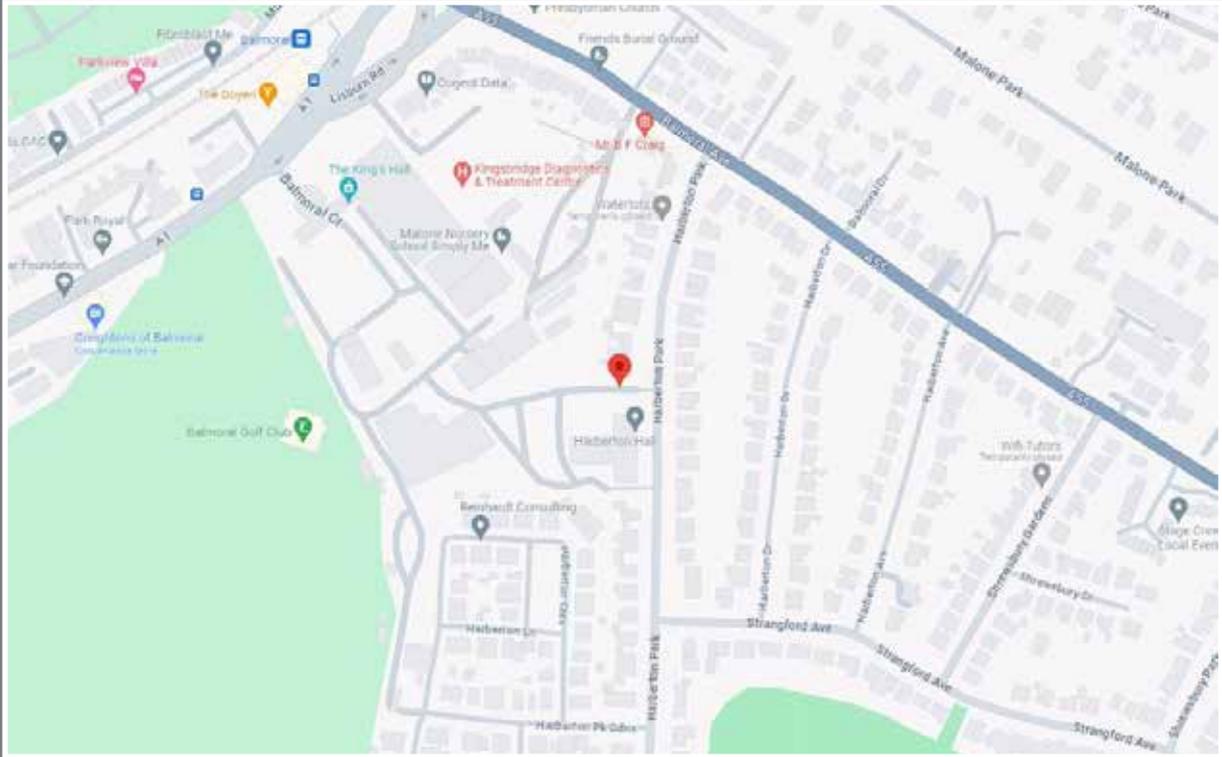
Remote control up and over door, light and power, EV charge point.



This plan is for illustrative purposes only.  
Plan produced using PlanUp.



# 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)

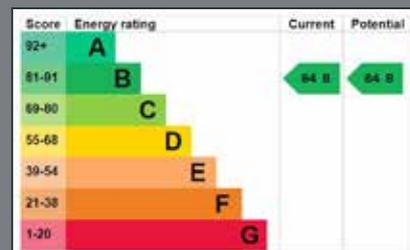


## Lettings Department

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/B/24/SD



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