



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

**14 Cranmore Gardens**

Belfast  
BT9 6JL

**Offers In Region Of £895,000**



## 14 CRANMORE GARDENS, BT9 6JL

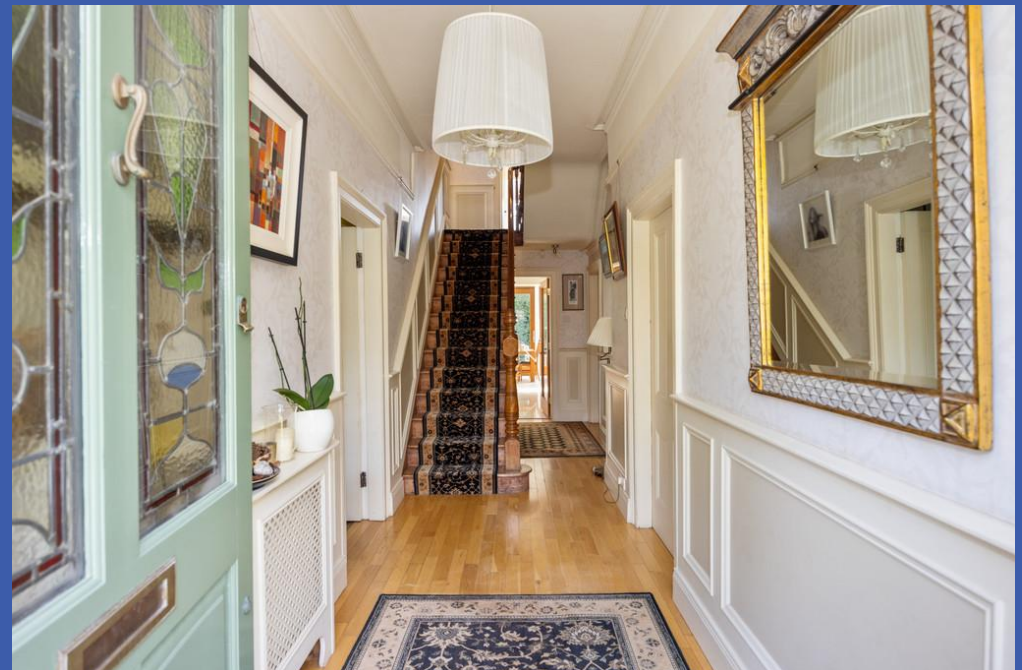
- **Stunning Detached Period Residence**
- **Five Bedrooms (One Ensuite) / Three Reception Rooms**
- **Open Plan Kitchen/Living/Dining Room**
- **"Sunken" Family Room**
- **Deluxe Family Bathroom | Separate WC**
- **Gas Fired Central Heating**
- **Double Glazed Windows Sash Windows Throughout**
- **High Standard Of Décor Throughout**
- **Landscaped Gardens Front And Rear With Driveway Parking**
- **Highly Prestigious Address In A Much Sought After Location**

This attractive double-fronted Victorian residence is sure to capture the interest of discerning purchasers. Extensively renovated by the current owners, the property blends timeless period charm with the comfort and style of modern luxury living. Original features have been thoughtfully preserved, while the décor throughout has been carefully curated to complement the home's classic character.

A key highlight of the property is the stunning open plan living, kitchen, and dining area to the rear - an exceptional space designed for contemporary family living and entertaining. This area flows seamlessly into a stylish sunken family room, creating a warm and inviting hub filled with natural light.

14 Cranmore Gardens is superbly positioned in an exclusive enclave within one of Malone's most desirable residential addresses. The location offers exceptional convenience to a wide range of amenities in the nearby Lisburn Road and Malone areas, including boutique shops, cafés, public transport links, and many of the city's leading primary and grammar schools.

Opportunities to acquire a home of this calibre in the Malone area are exceedingly rare. With its ideal combination of prime location, beautifully appointed accommodation, and high specification finish, early viewing is highly recommended to fully appreciate all that this exquisite residence has to offer.











## PROPERTY COMPRISES

Hardwood entrance door with stained glass panels and top light leading to...

**RECEPTION HALL** Hardwood flooring, part timber panelled walls, picture rail, cornice ceiling, stairs to first floor...

**DRAWING ROOM** 27' 9" x 12' 9" (8.46m x 3.90m) Fireplace with Marble surround and Granite hearth, cornice ceiling, picture rail.

**LOUNGE** 16' 11" x 12' 8" (5.16m x 3.88m) Fireplace with carved timber surround, Marble inset and hearth, picture rail, cornice ceiling. Open plan to...

**STUDY** 12' 10" x 10' 9" (3.92m x 3.29m) @ widest points Picture rail.

**OPEN PLAN LIVING/KITCHEN/DINING AREA** 30' 2" x 21' 11" (9.22m x 6.69m) @ widest points Range of fitted contemporary high and low level units, Granite worksurface and splashback, gas Aga, integrated Neff gas hob, one and a half bowl single drainer stainless steel sink unit with mixer taps, integrated microwave, integrated oven, integrated dishwasher, integrated fridge/freezer, concealed underlighting, island unit with stainless steel sink unit, wine cooler fridge, tiled floor, recessed low voltage spotlights, sliding patio doors to rear garden. Open plan to...

**FAMILY ROOM** 18' 7" x 8' 11" (5.67m x 2.73m) Tiled floor, recessed low voltage spotlights, door to side garden.







**UTILITY ROOM 21' 3" x 10' 5" (6.5m x 3.18m) @ widest points** Range of fitted high and low level units with Granite effect worksurfaces, single drainer sink unit with mixer taps, plumbed for washing machine, tiled floor, extractor fan, recessed low voltage spotlights, gas fired boiler, recessed low voltage spotlights, doors to front driveway and rear garden.

**WC** Low flush wc, vanity wash hand basin, tiled floor, extractor fan, recessed low voltage spotlights.

**FIRST FLOOR LANDING** Access to roof space, picture rail, cornice ceiling. Bespoke fitted wardrobes.

**BATHROOM** Suite comprising of a panelled bath with shower, enclosed shower cubicle, pedestal wash hand basin, low flush wc, part tiled walls, recessed low voltage spotlights.

**WC** Low flush wc, vanity wash hand basin, recessed low voltage spotlights.

**BEDROOM 21' 11" x 9' 9" (6.69m x 2.99m) @ widest points** Bespoke fitted wardrobes.

**ENSUITE SHOWER ROOM** Walk in shower cubicle, vanity wash hand basin, stainless steel towel radiator, tiled walls, tiled floor, feature mirror, extractor fan, Velux skylight, airing cupboard with shelving.

**BEDROOM 12' 2" x 10' 11" (3.71m x 3.33m)** Cornice ceiling, picture rail, laminate wood strip flooring.







**BEDROOM 12' 9" x 11' 0" (3.9m x 3.37m)** Cornice ceiling, picture rail.

**BEDROOM 16' 6" x 12' 10" (5.03m x 3.92m)** Cornice ceiling, picture rail, laminate wood strip flooring, built in wardrobe.

**BEDROOM 16' 6" x 12' 11" (5.03m x 3.95m)** Cornice ceiling, picture rail.

**OUTSIDE** Enclosed rear garden in lawns with timber deck and paved patio/BBQ area, mature boundary hedging trees and shrubs. Garden to front with gravel bound driveway car parking.







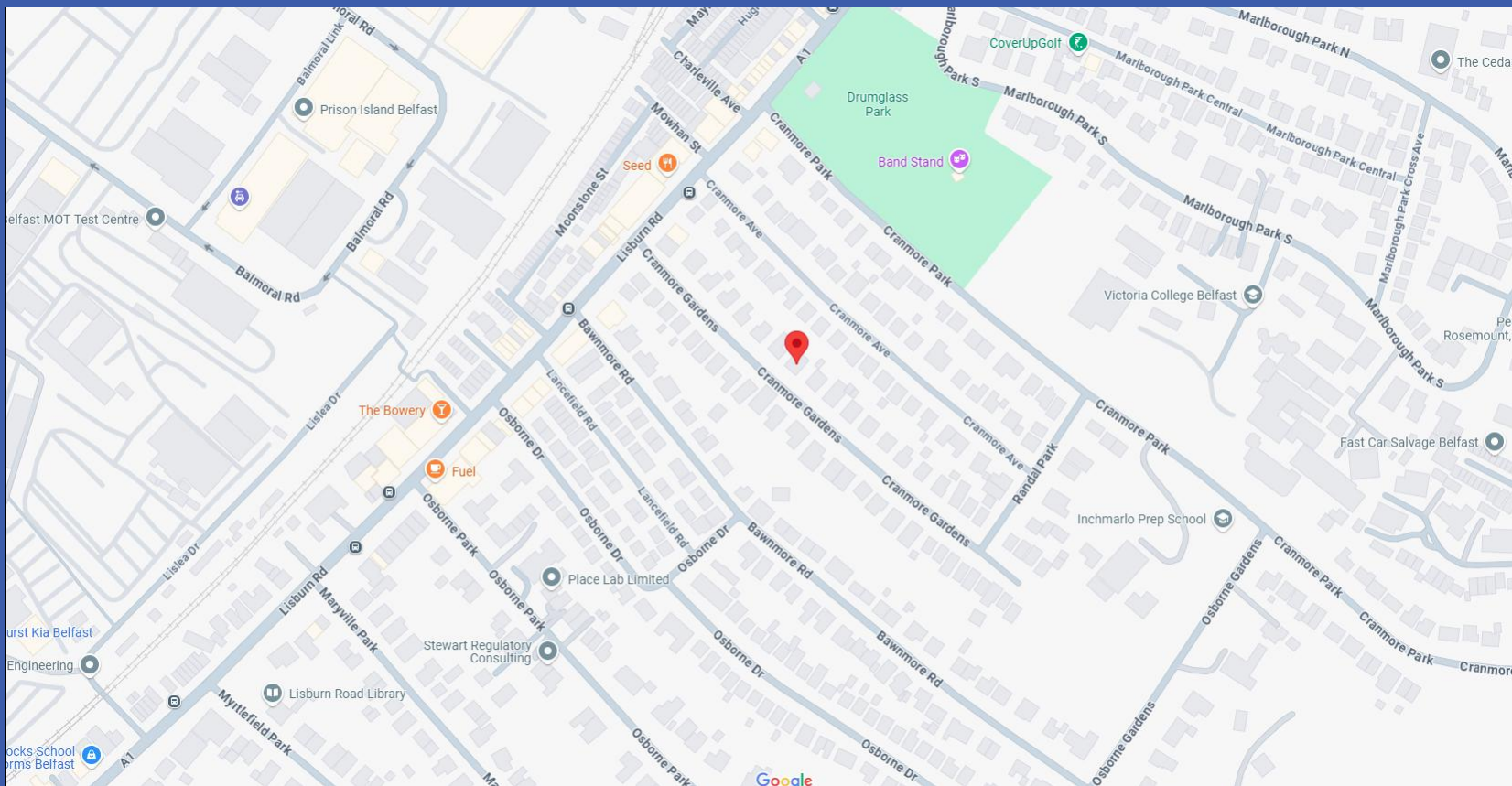












Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.