



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstonclements.com
Web: www.fetherstonclements.com

4 Sans Souci Park

Malone Road, Belfast
BT9 5BZ

Offers Over £450,000

4 SANS SOUCI PARK, BELFAST, BT9 5BZ

- Detached 3-bedroom bungalow in Malone Conservation Area
- Dating from 1925, with many original features
- Select residential area close to leading schools
- Private, sunny site approx. 1/3 acre, overlooking woodland
- Separate pedestrian and vehicular access
- Re-roofed, new drainage, complete renovation 2003
- High pressure plumbing, Gas Central Heating (new boiler 2018), Fully Double Glazed
- Landline installed, fibre optic internet services in use, fast broadband and reliable service
- Convenient to M1 Motorway and Main Arterial Routes
- Planning Permission granted in 2008 for demolition and replacement with 2no. 3-storey semi detached properties (now lapsed)



This delightful period property was designed in 1924 by Munce and Kennedy. With roughcast walls and a pitched slate roof, the dormers to the upstairs bedrooms are arranged symmetrically above a gabled bay.

The bright and spacious accommodation has open views on all sides and is surrounded by private gardens. Set off tree-lined Sans Souci Park, there is a separate footpath to the front and a driveway leading to the rear, with views into woodland beyond at Lennoxvale.

Convenient to the city centre, leading schools, public transport, greenways and parks, as well as a host of cultural and social amenities, Sans Souci Park is a thriving residential community. Recent sales have proved the popularity of this up-and-coming location.

Lapsed planning permissions have not been renewed.

Property Size approx 166 m2 / RVA £430,000





PROPERTY COMPRISES

SUN PORCH 15' 5" x 5' 6" (4.7m x 1.7m) Tiled floor, uPVC double glazing on 2 sides (including front door). Flat roof, tongue and groove ceiling with low voltage spots, uPVC double glazed sliding door to kitchen, glazed door to entrance hall.

HALL Original parquet wood block floor and solid doors leading to rooms on either side.

MAIN RECEPTION ROOM 29' 8" x 16' 8" (9.04m x 5.08m) (at widest points) Original parquet wood block floor, original wooden doors and window mouldings, open fireplace (not tested). Ceiling and wall lights, multiple power points, cabled for internet/TV.

LIVING ROOM 12' 10" x 9' 11" (3.91m x 3.02m) Parquet wood block floor, cast iron fireplace with tiled inset and hearth, cornice ceiling

FITTED KITCHEN OPEN PLAN TO DINING AND FAMILY AREA 18' 9" x 17' 11" (5.72m x 5.46m) (at widest points) Range of high and low level units, work surfaces, Diplomat 5 ring gas hob with stainless steel splash back and hood, extractor fan, electric oven, 1.5 bowl single drainer sink unit with mixer tap, plumbed for washing machine and dishwasher, uPVC double glazed door to rear

GROUND FLOOR BEDROOM 18' 5" x 10' 8" (5.61m x 3.25m) Corner window

BATHROOM 11' 1" x 5' 10" (3.4m x 1.8m) Tiled floor and walls, white suite comprising panelled bath with mixer tap, fully tiled shower cubicle with Aqualisa Quartz power shower, low flush wc, pedestal wash hand basin, uPVC panelled ceiling





1st Floor

LANDING Storage cupboard

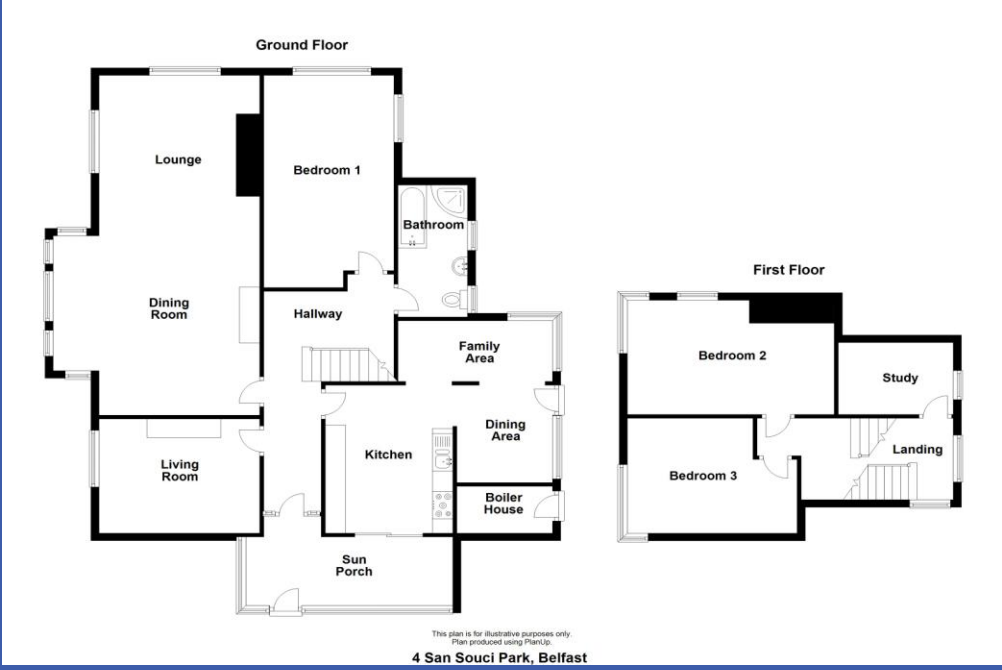
BEDROOM 14' 0" x 9' 11" (4.27m x 3.02m) Laminate wood effect floor, built in storage, access to attic

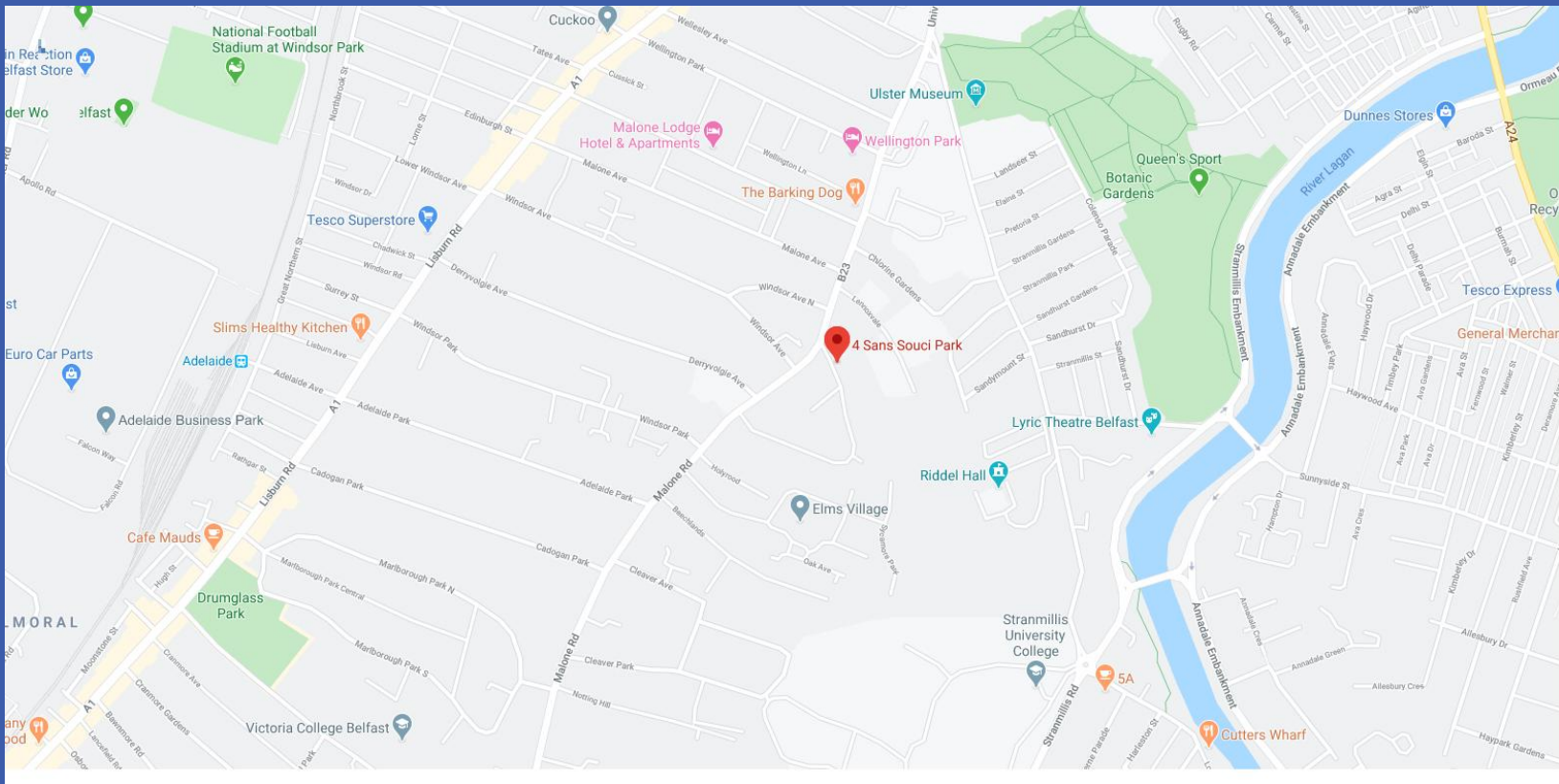
BEDROOM 16' 7" x 9' 11" (5.05m x 3.02m) Access to attic

STUDY 9' 2" x 6' 3" (2.8m x 1.92m)

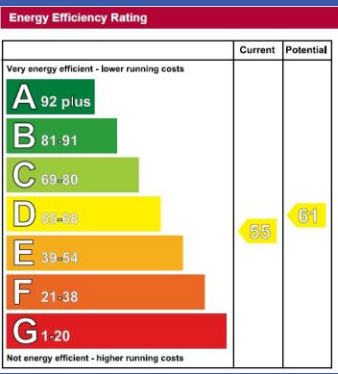
OUTSIDE

Gardens in trees, shrubs and herbaceous planting. Dual access via driveway and pedestrian path. Rear gardens backing on to mature trees and green space. Outside taps and lights. Ample parking.





Directions:
Coming out of Belfast on Malone Road, Sans Souci Park is on the left hand side just after the traffic light junction at Chlorine Gardens



Fetherston Clements 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 Fetherston Clements 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) Fetherston Clements 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 representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherston Clements 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) Fetherston Clements will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.