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13 Danesfort Park South

Stranmillis Road
BT9 7RG

Offers Over £419,500

13 DANESFORT PARK SOUTH, BELFAST, BT9 7RG

- Excellent Substantial Attractive Red Brick Semi Detached Property In Superb Convenient Location
- Tucked Away Within Exclusive Development Yet Extremely Convenient To A Host Of Amenities
- Bright Spacious First Floor Lounge And Separate Living Room
- Luxury Fitted Kitchen Open Plan to Living/Casual Dining Area
- uPVC Double Glazed Conservatory
- Four Generous Well Proportioned Double Bedrooms of Which Three Have Ensuite Shower Rooms
- Luxury Bathroom With White Suite/Ground Floor WC
- High Standard Of Finish/Gas Central Heating/Timber Sliding Sash Double Glazed Windows/Alarm System
- Two Allocated Parking Spaces To Front And Enclosed Rear Garden With Southerly Aspect
- Ideal For A Wide Range Of Buyers Including Families

This substantial excellent attractive red brick semi detached home occupies a superb situation tucked away within this exclusive much sought after development whilst being extremely convenient to the many amenities in Malone and on the Lisburn Road including leading schools.

The property offers generous adaptable and well proportioned accommodation that is finished to a high standard and which is further enhanced by the many fine features that overall is ideal for modern day living.

In addition the property benefits from a south facing, private rear garden.

Recent sales in this particular development have proved extremely successful and with all and more this excellent property has to offer it will appeal to a wide range of buyers including families.







Property Comprise s

Hardwood front door with fan light to..

RECEPTION HALL Solid Oak flooring, cornice ceiling, under stairs storage

CLOAKROOM White suite comprising high flush wc, vanity unit, Solid Oak flooring, extractor fan

LIVING ROOM 12' 6" x 10' 7" (3.81m x 3.23m) Solid Oak flooring, cornice ceiling

KITCHEN WITH DINING AREA 15' 6" x 12' 6" (4.72m x 3.81m) Extensive range of high and low level units, Granite work surfaces with matching splash back, Old Belfast style sink unit with mixer tap, space for cooker range with extractor fan and display mantle over, glass display cabinets, integrated dishwasher, island unit with wooden work surfaces, storage baskets and integrated breakfast table, low voltage spots, Quarry tiled floor

UTILITY ROOM 6' 9" x 6' 4" (2.06m x 1.93m) Range of units, work surfaces, sink unit with mixer tap, plumbed for washing machine, gas fired boiler, part tiled walls, Quarry tiled floor

CONSERVATORY 15' 5" x 10' 7" (4.7m x 3.23m) Quarry tiled floor, uPVC double glazed doors to rear garden





1ST FLOOR

LANDING Solid Oak flooring, airing cupboard

LOUNGE 15' 6" x 12' 5" (4.72m x 3.78m) Solid Oak flooring, feature stove with gas living flame fire and marble hearth, cornice ceiling

BEDROOM 15' 7" x 12' 6" (4.75m x 3.81m) Solid Oak flooring, access to Wet Room as an ensuite facility

SHOWER ROOM White suite comprising low flush wc, vanity unit, chrome heated towel rail, walk in shower cubicle with rainwater shower, tiled floor, fully tiled walls, low voltage spots

2ND FLOOR

LANDING Solid Oak flooring







BEDROOM 15' 6" x 12' 6" (4.72m x 3.81m) Solid Oak flooring

ENSUITE White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, fully tiled walls, tiled floor, extractor fan, low voltage spots

BEDROOM 15' 7" x 12' 7" (4.75m x 3.84m) Solid Oak flooring

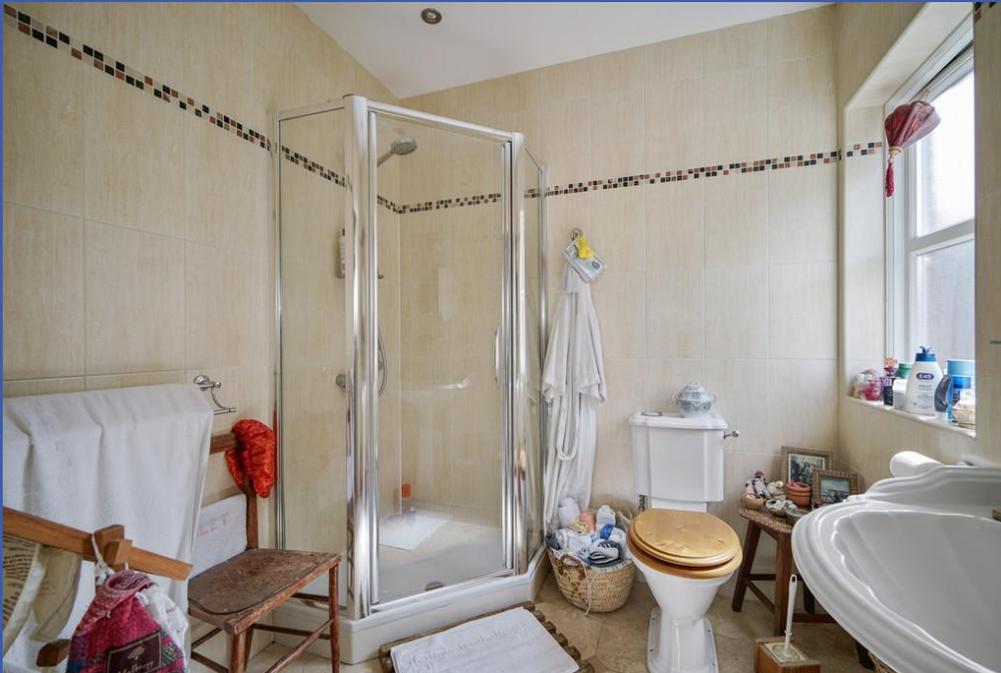
ENSUITE White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, fully tiled walls, tiled floor, extractor fan, low voltage spots

3RD FLOOR

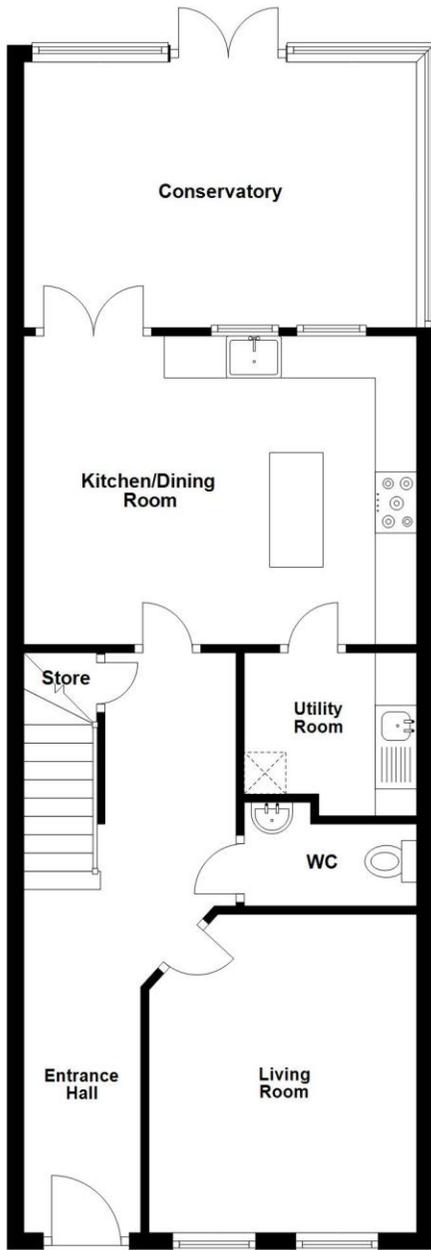
LANDING Velux window

BEDROOM 23' 2" x 10' 8" (7.06m x 3.25m) Solid Oak flooring, velux window, dressing area alcove

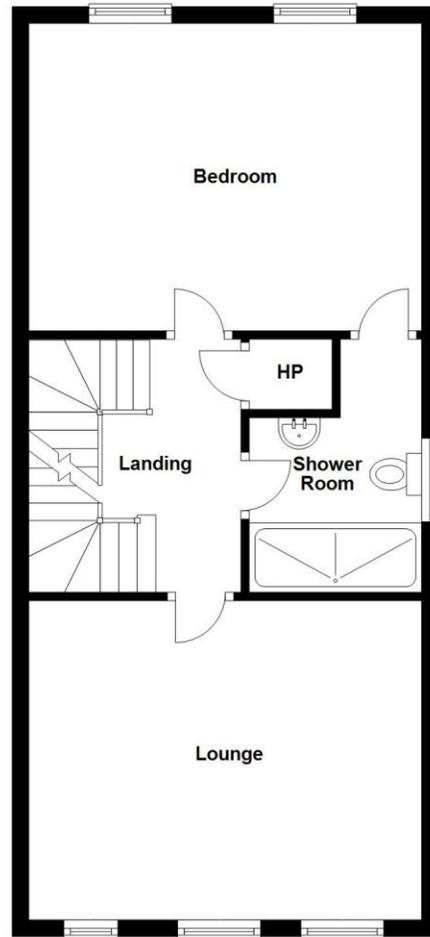




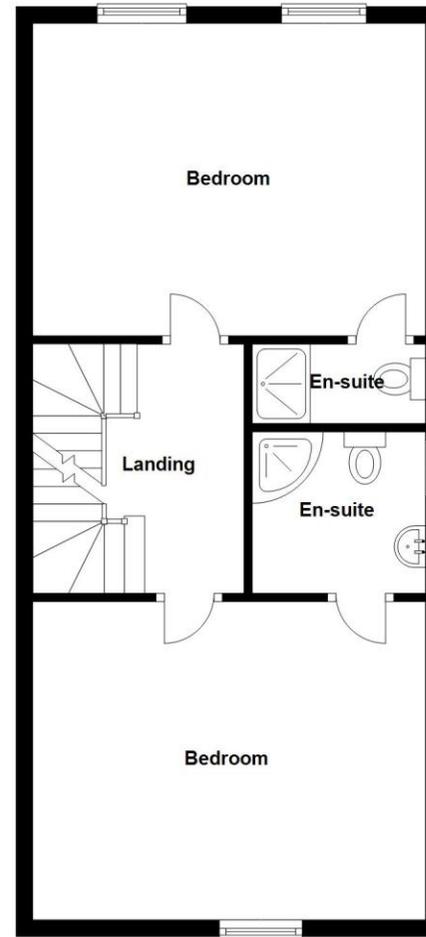
Ground Floor



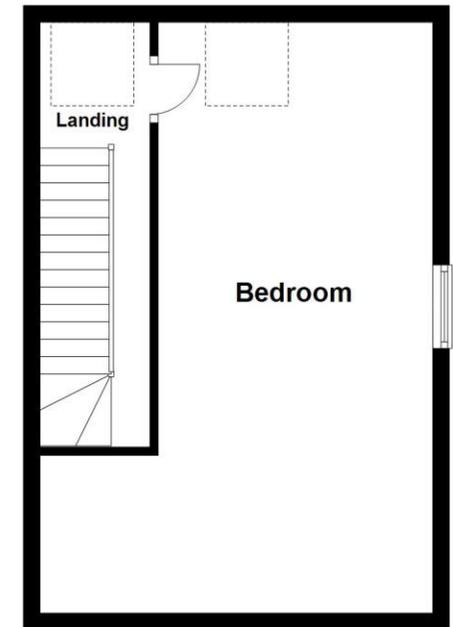
First Floor



Second Floor



Third Floor



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

13 Danesfort Park South, Belfast



OUTSIDE

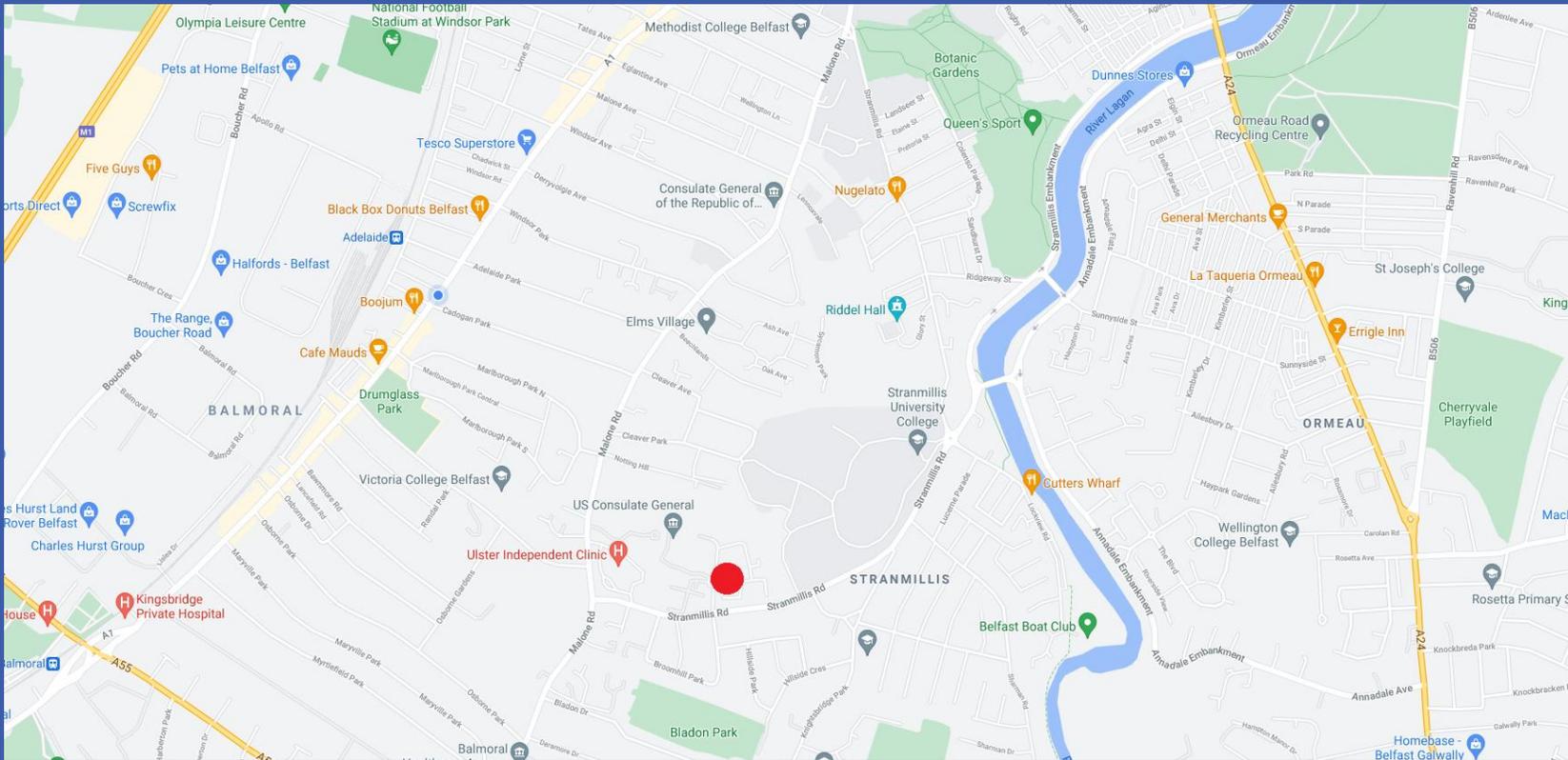
Flower beds to front with paved path to front door.

Driveway with parking for several cars.

Delightful, enclosed and private south facing rear garden in lawns with flower beds and mature planting and boundary fence.

Paved path to sheltered paved sitting area





Directions:
Coming out of Belfast on Malone Road, turn left on to Stranmillis Road and Danesfort Park is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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