



This excellent, well presented detached home offers a superb sized south facing rear garden with huge potential for extension (subject to planning).

The property is extremely convenient to a host of amenities in the surrounding area including; shops, public transport and leading schools. The property offers well proportioned accommodation comprising; two reception rooms, modern fitted kitchen open to dining room, utility room. On the first floor there are three good sized bedrooms (master ensuite bathroom), shower room and separate WC.

Externally there are delightful gardens, driveway parking and attached garage.

We anticipate interest should be high thus an early viewing is encouraged.

Offers Over
£485,000

2 Dorchester Park,
Belfast,
BT9 6RH

Viewing by
appointment
through agent
028 9066 3030



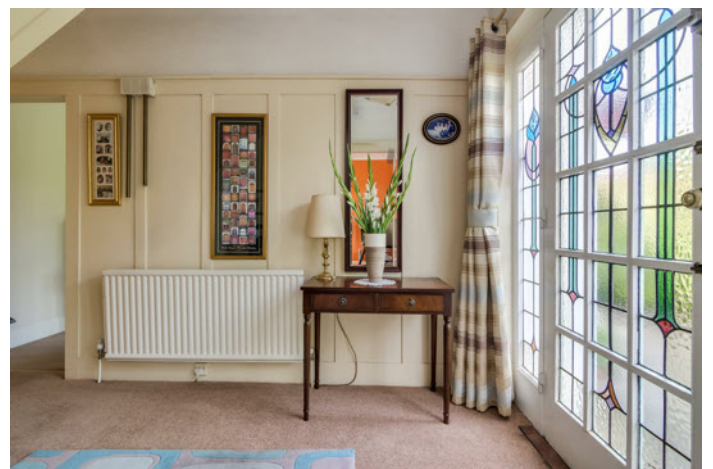
- Well Presented Detached Home in a Popular Residential Location with Excellent Sized Rear Gardens
- Lounge and Separate Sitting Room
- Modern Fitted Kitchen with Casual Dining Area and Doors to Delightful South Facing Patio
- Utility Room and Cloakroom with Low Flush Suite
- Gas Fired Central Heating/Double Glazed Windows
- Driveway Parking, Attached Garage and Large Rear Gardens in Lawns with Extensive Timber Deck and Paved Terrace with an Array of Fruit Trees and Vegetable Patch
- Extremely Convenient to a Host of Amenities including: Shops, Public Transport, Leading Schools, Queen's University, Barnetts Park and Malone House, Lagan Towpath and Queen's Playing Fields

The Property Comprises:

Ground Floor

Hardwood front door with feature doors to . . .

ENTRANCE HALL:



CLOAKROOM/WC: Cream suite comprising low flush wc, vanity unit and wash hand basin, laminate wood effect floor, part tiled walls.

LOUNGE: 21' 1" x 12' 5" (6.43m x 3.78m) Wood strip floor, marble fireplace, cornice ceiling, uPVC door to rear patio.



SITTING ROOM: 16' 4" x 12' 10" (4.98m x 3.91m) (into bay) Cherrywood fireplace with cast iron inset and tiled hearth, cornice ceiling, bay window.



MODERN FITTED KITCHEN WITH BREAKFAST AREA: 17' 5" x 12' 4" (5.31m x 3.76m) (at widest points) Range of high and low level units, twin 2.5 bowl stainless steel sink unit, plumbed for dishwasher, integrated 4 ring Hotpoint gas hob with extractor fan over, integrated Belling double oven, ceramic tiled floor, low voltage spotlights, uPVC door to rear.



UTILITY ROOM: 7' 0" x 6' 2" (2.13m x 1.88m) Samsung American fridge freezer, Samsung washing machine and Belling gas tumble dryer, ceramic tiled floor, uPVC door to rear.



First Floor

LANDING: Cornice ceiling, access to roofspace (partially floored). Airing cupboard with gas boiler.

MASTER BEDROOM: 14' 6" x 12' 1" (4.42m x 3.68m) Cornice ceiling, built-in robes with mirrored doors.



ENSUITE BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with shower over, heated towel rail, fully panelled walls, laminate floor.

BEDROOM (2): 12' 4" x 12' 2" (3.76m x 3.71m) Cornice ceiling, full range of built-in robes.

BEDROOM (3): 12' 6" x 8' 6" (3.81m x 2.59m) Laminate wood effect floor.

SHOWER ROOM: White suite comprising fully tiled shower cubicle, vanity unit with storage and wash hand basin, fully tiled walls, cornice ceiling.

SEPARATE WC: Low flush wc, ceramic tiled floor.

Outside

ATTACHED GARAGE 21' 0" x 8' 8" (6.4m x 2.64m) Up and over doors to front and rear.

Excellent sized south facing rear gardens, beautifully landscaped with lawns, large paved terrace. Beds in shrubs, bushes and apple trees. Extensive raised timber deck sitting area with pizza oven beside.

Raised beds with vegetable patch, garden stores and bicycle shed.

Location:

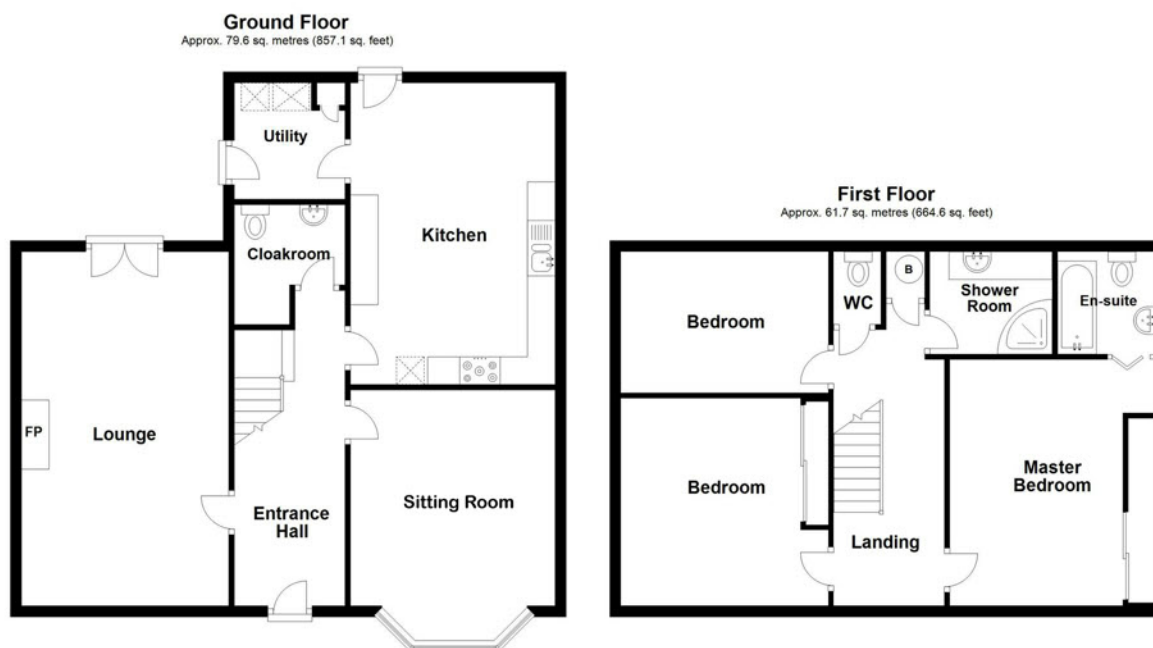




Location:

From Malone Road onto roundabout follow road back on yourself and Dorchester Park is off the roundabout on the left hand side.

Floor Plans



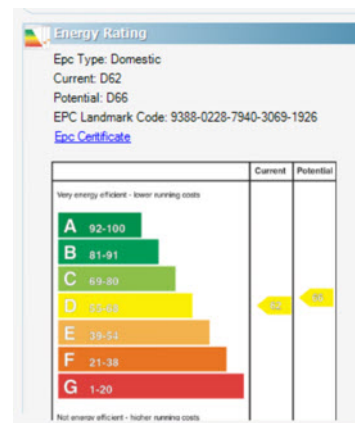
Total area: approx. 141.4 sq. metres (1521.7 sq. feet)

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

Location:

From Malone Road onto roundabout follow road back on yourself and
Dorchester Park is off the roundabout on the left hand side.

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Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700
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