

11 CADOGAN PARK,
MALONE ROAD, BELFAST, BT9 6HG



TEMPLETON
ROBINSON



PRICE: OFFERS OVER £1,695,000

This is a truly remarkable home in one of the city's most sought after locations.

Built in 2010, to an extremely high standard the property offers an exceptional blend of luxury, space and modern design.

Spanning an impressive 5,750 square feet, the home offers four reception rooms and six generously proportioned bedrooms, including a versatile area that can serve as a self-contained guest suite or home office. Designed with both comfort and entertainment in mind, the property features a private gym and cinema/games room.

A high spec IT system is installed throughout, complemented by automatic electric entrance gates with video camera.

Outside the beautifully matured landscaping frames a secluded, south-facing rear garden, ideal for children.





- Detached Contemporary Residence of 5750 sq ft
Designed by Christopher McCauley RIBA Built Circa 2010
- Lounge with Attractive Limestone Fireplace & Gas Coal Effect Fire, Sliding Doors to Dining Room with Walnut Flooring
- Fabulous Open Plan Fully Equipped Kitchen, Casual Living & Dining Area, Gas Fired Aga, Island Unit, Floor to Ceiling Folding Doors Leading to Extensive South Facing Stone Terrace
- Utility Room/Second Kitchen with American Fridge Freezer
- Home Office/Guest Suite with Separate Access, Guest Bedroom (6) & Ensuite Wet Room
- First Floor with Comms Cupboard & Cat 5 Wiring, Camera Security System Surrounding House & Gates, Automatic Sensor Lighting Outside
- Principal Bedroom Suite with Walk-in Dressing Room & Separate ensuite Bathroom
- Bedroom 2 with Dressing Area & Ensuite Shower Room
- Bedroom 3 & 4 with Jack & Jill Ensuite
- Bedroom 5 / Shower Room
- Gym & Cinema / Games Room
- Gas Fired Central Heating, Underfloor on Ground Floor & all Bathrooms
- Hardwood Double Glazed Window Frames
- Electric Entrance Gates with Stone Paving & Tarmac Driveway Parking Space for Several Cars
- Mature Beautifully Landscaped Gardens, Secluded Level, South Facing to Rear Laid in Lawns, Flower Beds, Trees & Shrubs, Ideal for Children, Extensive Stone Paved Patio & Barbecue Area





THE PROPERTY COMPRISES:

GROUND FLOOR

Double hardwood front door and glazed fan light to:

ENTRANCE PORCH: Ceramic tiled floor, low voltage spotlights, glazed door to:

RECEPTION HALL: Ceramic tiled floor, low voltage spotlights.

CLOAKS: Built-in storage.

DOWNSTAIRS W.C.: Low flush wc, feature wash hand basin and vanity unit, ceramic tiled floor, window shutters.

LOUNGE: 15' 7" x 13' 7" (4.75m x 4.14m) (at widest points). Walnut flooring, low voltage spotlights. Sandstone fireplace with slate inset and gas coal effect fire in grate, sliding doors to:

DINING ROOM: 15' 10" x 12' 7" (4.83m x 3.84m) Walnut floor.

FABULOUS FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING ROOM: 30' 7" x 27' 2" (9.32m x 8.28m) High gloss range of high and low level units, quartz worktops and drainer, stainless steel sink, Bosch double ovens and warming drawer, integrated fridge/freezer, Aga gas fired cooker, extractor fan over, glazed splashback, large island with quartz work surfaces, breakfast bar, Bosch five ring gas hob, Gutmann concealed extractor canopy. Ceramic tiled floor. Bi-folding doors with electric blinds to extensive stone patio, feature recessed gas fire in TV area, glazed door to side.

UTILITY ROOM/SECOND KITCHEN: 13' 4" x 11' 9" (4.06m x 3.58m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, American fridge freezer, integrated hob with extractor fan above, Bosch oven, plumbed for washing machine, space for TV, ceramic tiled floor, low voltage spotlights.

HOME OFFICE/SITTING ROOM: 18' 4" x 11' 2" (5.59m x 3.4m) Window shutters, glazed door to rear garden (providing separate access).

CLOAKROOM/WC: Low flush wc, wash hand basin, ceramic tiled floor, extractor fan.

GUEST BEDROOM (6): 14' 9" x 13' 3" (4.5m x 4.04m) (at widest points). Window shutters.

WET ROOM: Fully tiled shower cubicle, wash hand basin, heated towel rail, marble effect tiled floor, extractor fan.

FIRST FLOOR

LANDING: Walk-in hotpress, comms cupboard.

PRINCIPAL SUITE:

BEDROOM: 34' 3" x 17' 2" (10.44m x 5.23m) (at widest points, to include dressing room). Door to faux balcony, laundry chute to utility room.

DRESSING ROOM: Range of built-in storage, rails and drawers, low voltage spotlights.

ENSUITE BATHROOM: White suite comprising low flush wc, vanity unit with twin wash hand basins, free standing bath, bidet, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, heated towel rail, laundry chute to utility room.

BEDROOM (3): 15' 0" x 13' 5" (4.57m x 4.09m) (at widest points).

BEDROOM (4): 14' 9" x 13' 8" (4.5m x 4.17m)

JACK & JILL ENSUITE BATHROOM: White suite comprising low flush wc, vanity unit with twin wash hand basins, free standing bath, fully tiled shower cubicle, ceramic tiled floor, part tiled walls.

BEDROOM (2): 30' 0" x 12' 4" (9.14m x 3.76m) (at widest points, to include dressing area). Range of built-in robes, faux balcony.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, ceramic tiled floor, heated towel rail.

SECOND FLOOR

LANDING: Velux window.

BEDROOM (5): 20' 7" x 13' 0" (6.27m x 3.96m) Storage into eaves.

SHOWER ROOM: White suite comprising low flush wc, wash hand basin with tiled splashback, fully tiled shower cubicle, tiled floor, Velux window, extractor fan.

GYM: 14' 8" x 11' 2" (4.47m x 3.4m) Walk-in storage into eaves, Velux window.

CINEMA/GAMES ROOM: 20' 4" x 16' 2" (6.2m x 4.93m) Velux window.









OUTSIDE

Electric entrance gates with paved and tarmac parking for multiple cars. Landscaped, mature surrounding gardens with beds in shrubs, bushes and hedging, stone retaining wall. South facing rear gardens in lawns with mature hedging, trees and beds in bushes, shrubs and trees, extensive stone sun terrace. Summer house with power and lighting, outside lighting and tap.



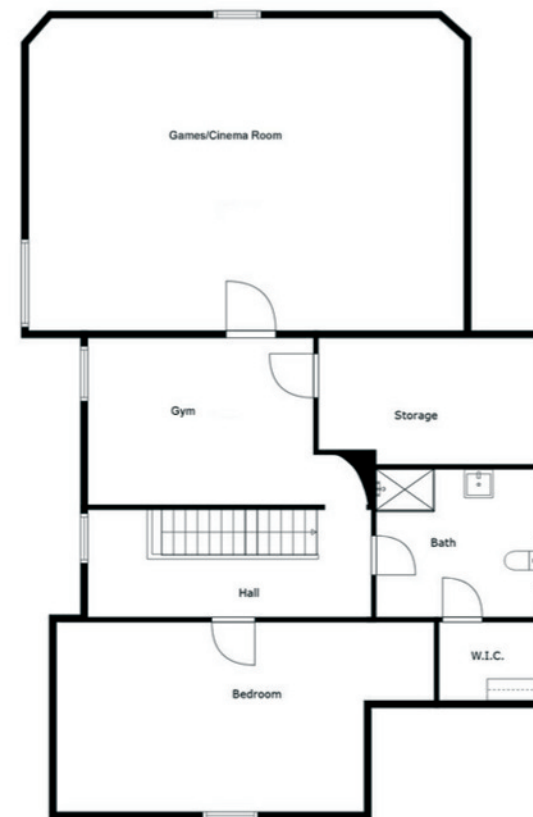




Floor 1



Floor 2

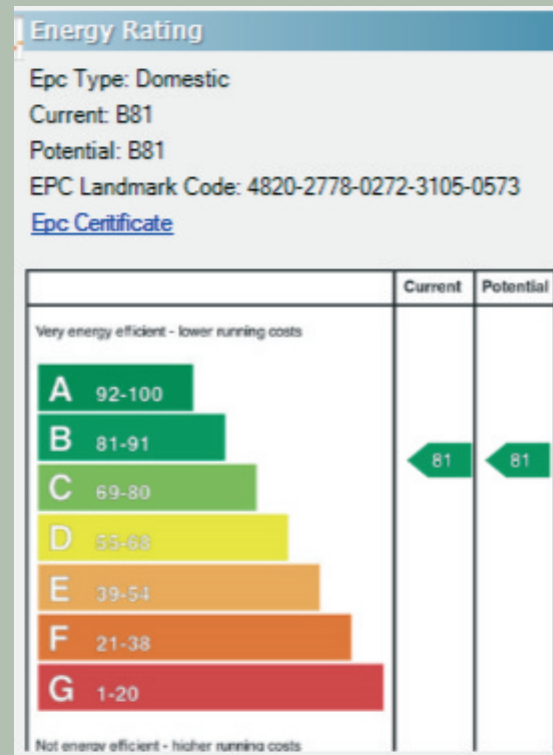


Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

LOCATION:

Cadogan Park, which runs from the Malone Road to the Lisburn Road, number 11 is a distinctive residence on the left hand side. When arriving for a viewing please park in the driveway.



Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

North Down - 028 90 42 4747

www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.