

simon**BRIEN**
RESIDENTIAL

2B Dorchester Park,
Belfast, BT9 6RH



Asking Price £550,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Linked Detached Family Home Constructed in 2016
- Superb Well Presented Accommodation extending to 2200 sq ft
- Five Double Bedrooms
- Spacious Living Room
- Modern Kitchen with Range of Integrated Appliances and Granite Worktops open to Dining Area and Sun Room
- Contemporary Family Bathroom, Ensuite and Additional Shower Room
- Utility Room and Downstairs Cloakroom
- Oil Fired Central Heating
- Double Glazing
- Alarm System
- South Facing Enclosed Rear Garden with Artificial Grass
- Electric Gated Driveway Parking to Front for two Vehicles
- Popular and Convenient Residential Location off Malone Road
- Close to Excellent Range of Schooling, Local and Recreational Amenities and Transport Networks
- Viewing by Private Appointment



SUMMARY

Dorchester Park is a much sought after residential location off the Malone Road in South Belfast close to a host of amenities on the Lisburn Road and within walking distance of many leading primary and secondary schools. Nearby transport networks provide excellent provincial connections

The property which was constructed in 2016 provides well-proportioned and presented accommodation extending to 2200 sq ft with five double bedrooms, spacious living room, open plan kitchen/dining/sun room together with modern family bathroom, ensuite, additional shower room, and downstairs cloakroom. Externally there are pleasant enclosed gardens to the rear and electronic gates and parking to the front

Likely to be of interest to the young family or professional in today's market viewing is by private appointment through our Lisburn Road Office

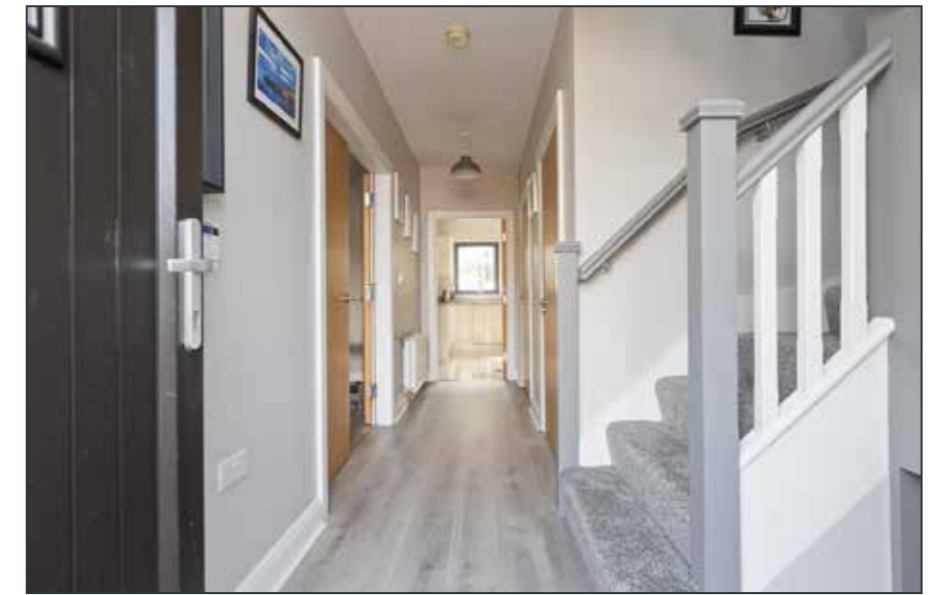


ACCOMMODATION

ENTRANCE

CLOAKROOM:

Low flush WC. Wash hand basin with vanity unit.



GROUND FLOOR

LIVING ROOM:

17' 10" x 14' 1" (5.44m x 4.29m)

Attractive feature fireplace with laminate floor.





KITCHEN/DINING:
24' 1" x 11' 1" (7.34m x 3.38m)
High and low level units. Inset sink. 4 ring hob and electric oven. Integrated dishwasher. Recess for fridge freezer. Tiled floor.



SUN ROOM:
12' 9" x 12' 3" (3.89m x 3.73m)
Patio doors to rear garden.



FIRST FLOOR
BEDROOM (1):
14' 5" x 14' 6" (4.39m x 4.42m)



ENSUITE:
Fully tiled shower enclosure. Low flush
WC. Wash hand basin.

BEDROOM (2):
13' 0" x 11' 0" (3.96m x 3.35m)



BEDROOM (3):
11' 3" x 10' 7" (3.43m x 3.23m)



BATHROOM:
White suite comprising panell



SECOND FLOOR
BEDROOM (4):
13' 7" x 9' 7" (4.14m x 2.92m)



BEDROOM (5):
14' 0" x 10' 0" (4.27m x 3.05m)



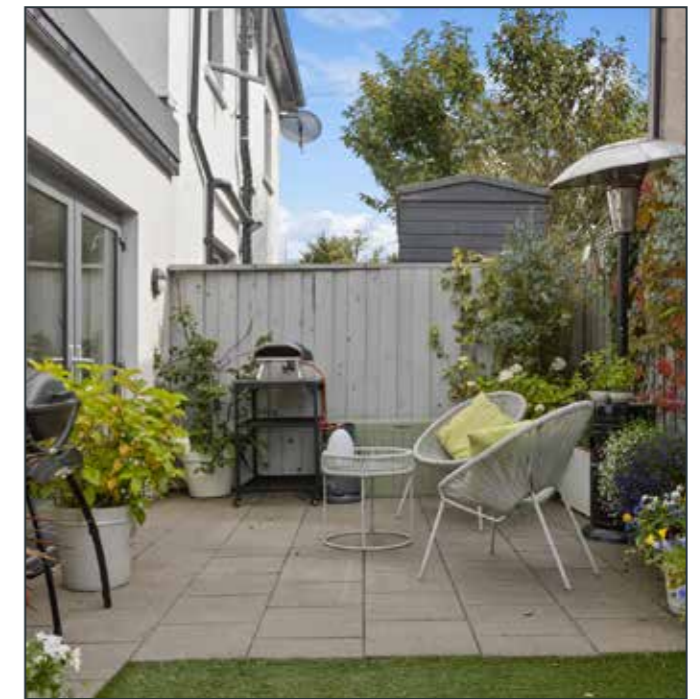
SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin.

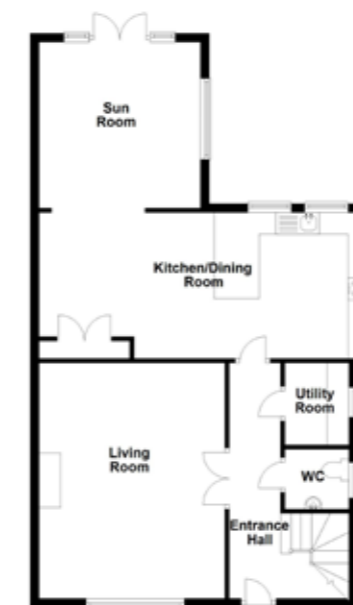


OUTSIDE

Enclosed south facing gardens with artificial grass and electronic gates and parking to front for two vehicles.

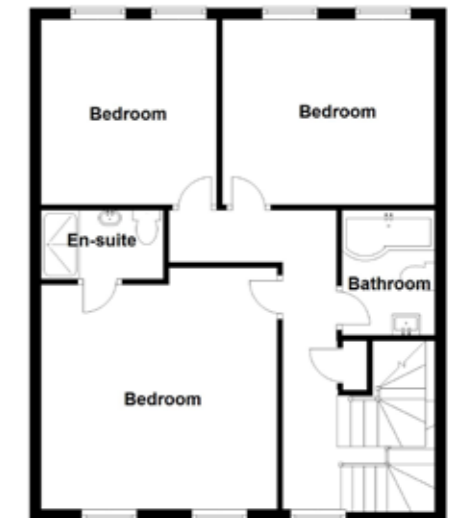


Ground Floor



This plan is for illustrative purposes only
Plan produced using PlanIt
2B Dorchester Park, Belfast

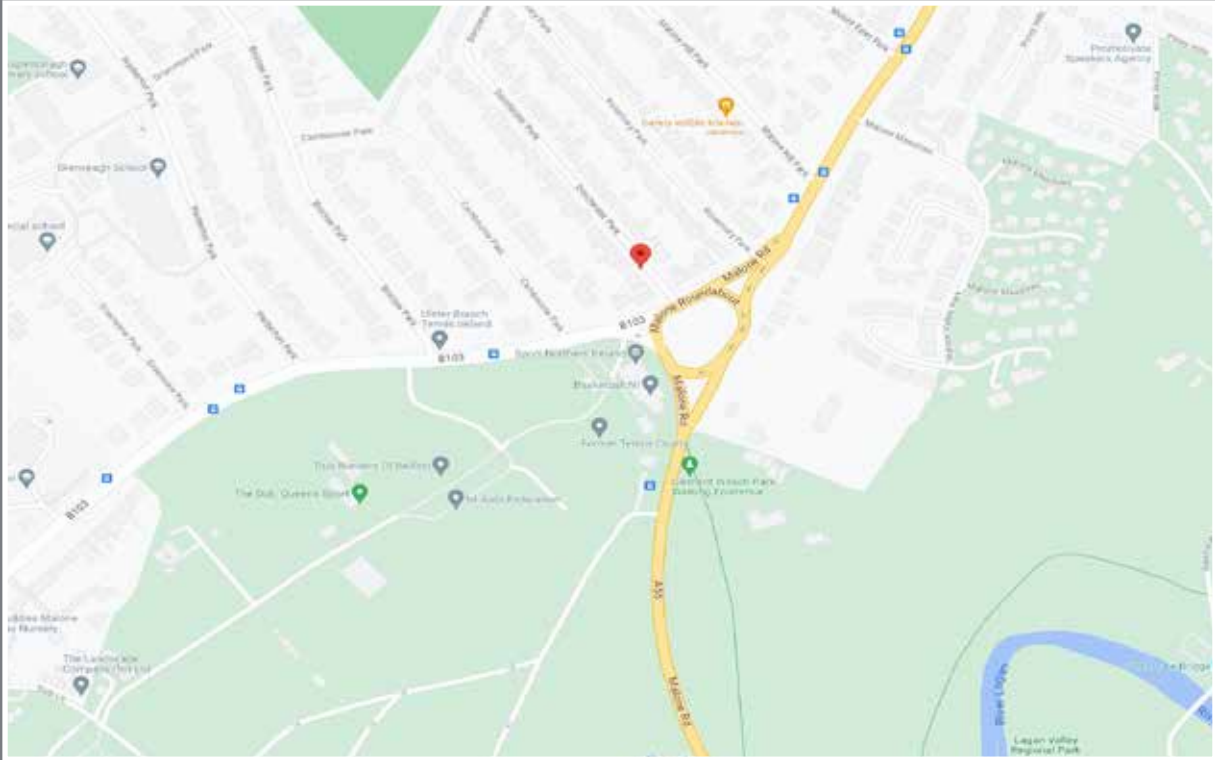
First Floor



Second Floor



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/H/23/SP



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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