

simonBRIEN
RESIDENTIAL

**“Dundarave”
53 Malone Park,
Belfast, BT9 6NN**



Offers Over £1,650,000

Telephone 02890 668888
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KEY FEATURES

- A Superbly Appointed Listed Detached Residence in one of South Belfast's Most Sought After Residential Addresses
- Magnificent Private Corner Site with Mature Landscaped South Facing Gardens
- Retaining a Host of Original Period Features
- Gracious Reception Hall with open fireplace
- Three Reception Rooms plus Home Office
- Superb Kitchen with Aga Range, Island Unit and Granite Worktops
- Separate Utility Room and Cloakroom
- Five Spacious Bedrooms [Principal Bedroom with Ensuite Bathroom and Large Dressing Area]
- Two Family Bathrooms
- Oil Fired Central Heating/ fully double glazed windows
- Security Alarm System Installed
- Adjoining Garage and Storage Facilities
- Twin Entrance Gates with Electric Gates and Video Entry System
- Surrounded By A Wealth Of Local Amenities, Facilities And Local Transport Links To The City Centre And Beyond And Minutes From The Bustling Lisburn Road, Shops, Boutiques, Restaurants And Coffee Shops
- Easy Access to Belfast's Leading Primary And Secondary Schools, Convenient To Royal And City Hospitals, Queens University And Belfast City Centre
- Viewing by Private Appointment

DESCRIPTION

Malone Park is undoubtedly one of Belfast's most desirable residential addresses. This tree lined avenue has an impressive pillared entrance from the Malone Road and pedestrian access to both the Lisburn Road and Balmoral Avenue. While this mature setting enjoys considerable privacy and seclusion, the location could not be more convenient for access to the City Centre, Lisburn Road, main arterial transport routes, leading schools and academic institutions, shops, parks, and golf clubs.

Dundarave at No. 53 Malone Park was originally designed in the Arts and Crafts manner in 1901 by Vincent Craig. This most attractive listed detached residence occupies a magnificent private site with landscaped gardens laid in lawns, shrubs and mature trees. The rear garden and patio area benefit from a southerly orientation.

The property offers well proportioned, spacious accommodation complemented by many fine architectural features synonymous with a house built in this era. The accommodation comprises, on the ground floor, a gracious entrance hall with cloakroom, high quality kitchen with separate dining area, drawing room (with formal dining area), family room, study/home office, pantry and utility room. To the first and second floors there are five spacious bedrooms (the principal bedroom with ensuite and dressing area) and two family bathrooms

All in all, Dundarave is a handsome period residence, redesigned for modern living, occupying one of the most attractive sites in Malone Park.

Viewing is by private appointment only and is highly recommended.

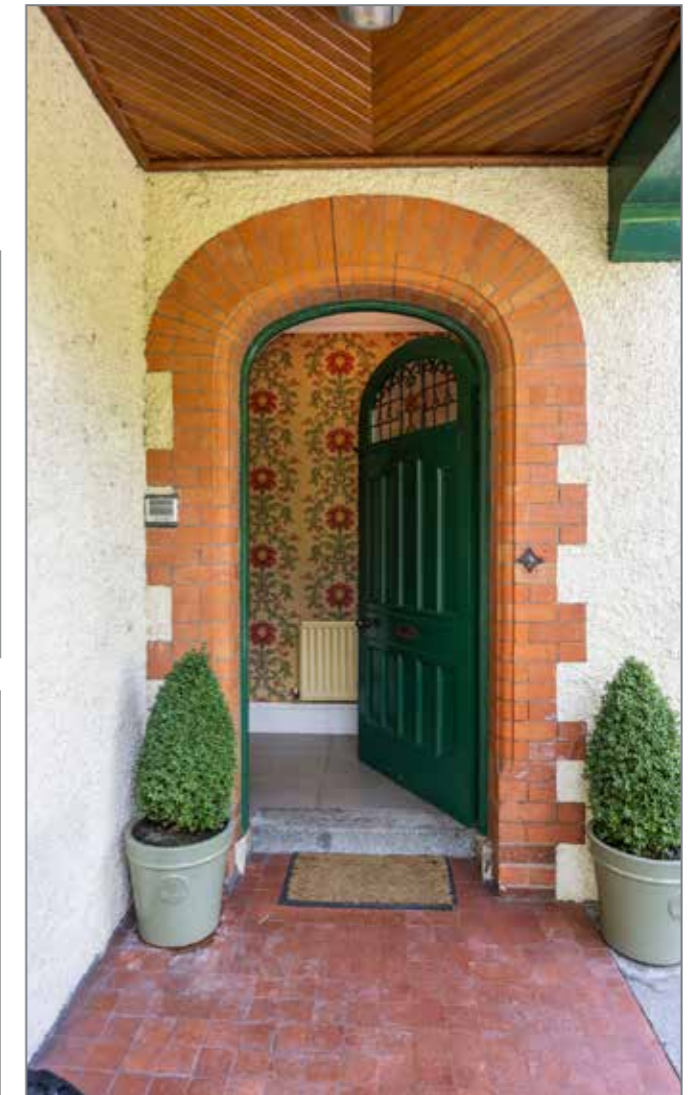


ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood door with glazed fanlight to entrance hall with attractive Feature Fireplace with open fire, tiled floor, cornice ceiling



DRAWING ROOM:

23' 3" x 23' 0" (7.09m x 7.01m) into bay

Attractive Feature Sandstone Fireplace, open fire, views over rear patio and side garden

CLOAKROOM:

Low flush WC and wash hand basin



FAMILY ROOM:
18' 4" x 13' 8" (5.59m x 4.17m)

Original Fireplace with open fire, tiled hearth, oak flooring, sliding doors to rear patio



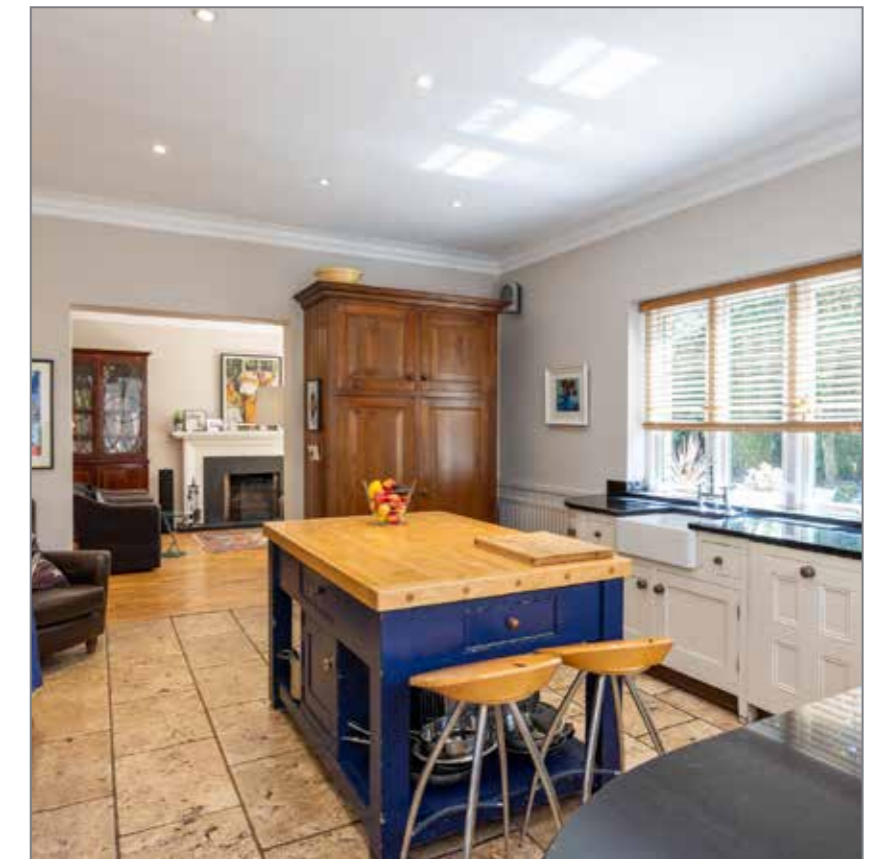
DINING ROOM:
20' 2" x 12' 0" (6.15m x 3.66m)

Tiled floor, double doors to rear



KITCHEN:
16' 8" x 13' 3" (5.08m x 4.04m)

Range of High and Low Level units, Belfast Sink, Oil Fired Aga Range, integrated dishwasher, granite worktops, island unit, tiled floor, steps to/open to –



HOME OFFICE:

16' 6" x 13' 8" (5.03m x 4.17m)

Oak flooring, built in bookcase



PANTRY:

Belfast Sink, range of units



UTILITY ROOM:

15' 2" x 6' 4" (4.62m x 1.93m)

High and Low Level units, Belfast sink, plumbed washing machine, tumble dryer, cooker and recess for fridge freezer

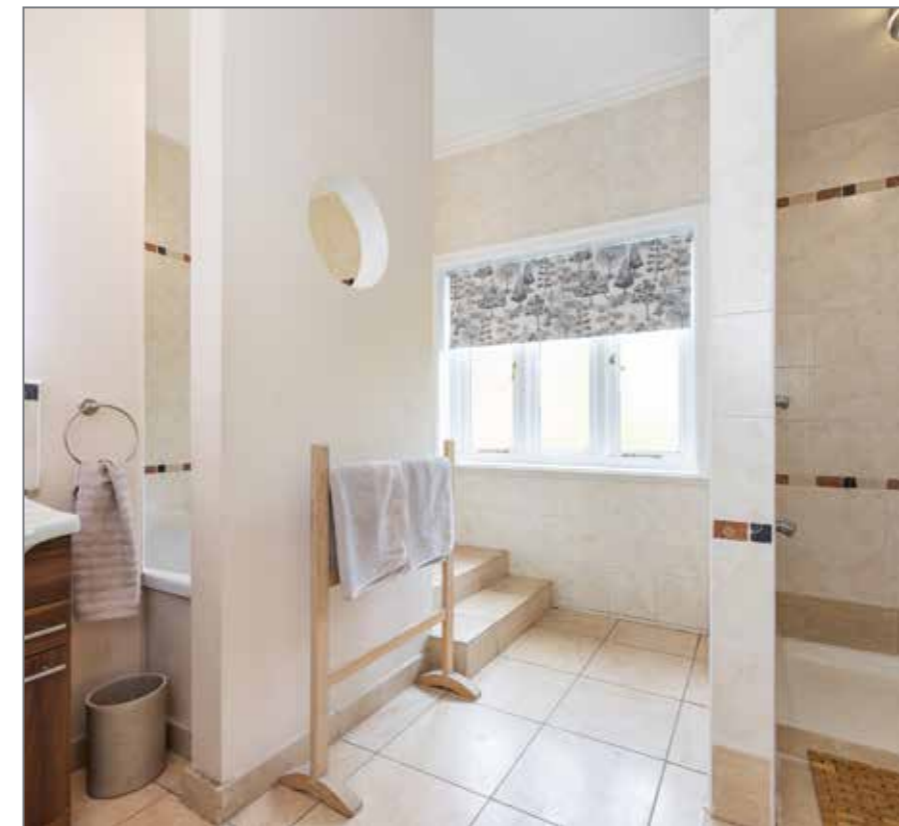


FIRST FLOOR

BEDROOM (1):

22' 9" x 18' 6" (6.93m x 5.64m)

Oak flooring, range of fitted units, large dressing area



ENSUITE:

White suite, panelled bath, mixer taps, telephone hand shower, walk in shower enclosure, low flush WC, wash hand basin with vanity unit



BEDROOM (2):
19' 4" x 11' 0" (5.89m x 3.35m)
at widest

Pedestal wash hand basin



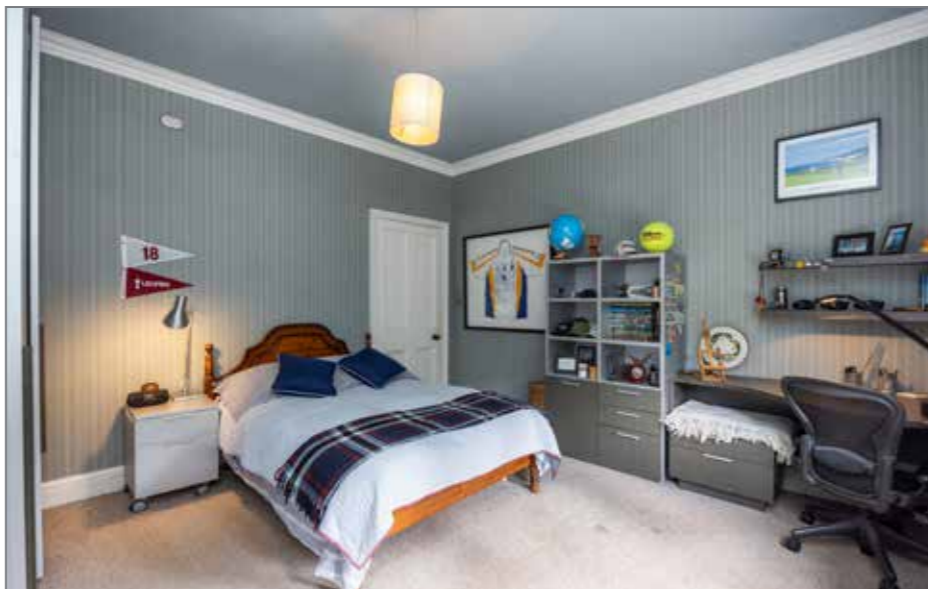
BEDROOM (3):
16' 8" x 13' 9" (5.08m x 4.19m)

Oak flooring, pedestal wash hand basin



BEDROOM (4):
13' 8" x 13' 0" (4.17m x 3.96m)

Pedestal wash hand basin



BATHROOM:

Free standing bath, mixer taps, telephone hand shower, shower enclosure, low flush WC, pedestal wash hand basin



LANDING:

Airing cupboard



SECOND FLOOR

BEDROOM (5):
15' 8" x 13' 3" (4.78m x 4.04m)
Fitted Units, access to roofspace

BATHROOM:
White suite, panelled bath, mixer taps,
low flush WC, pedestal wash hand basin

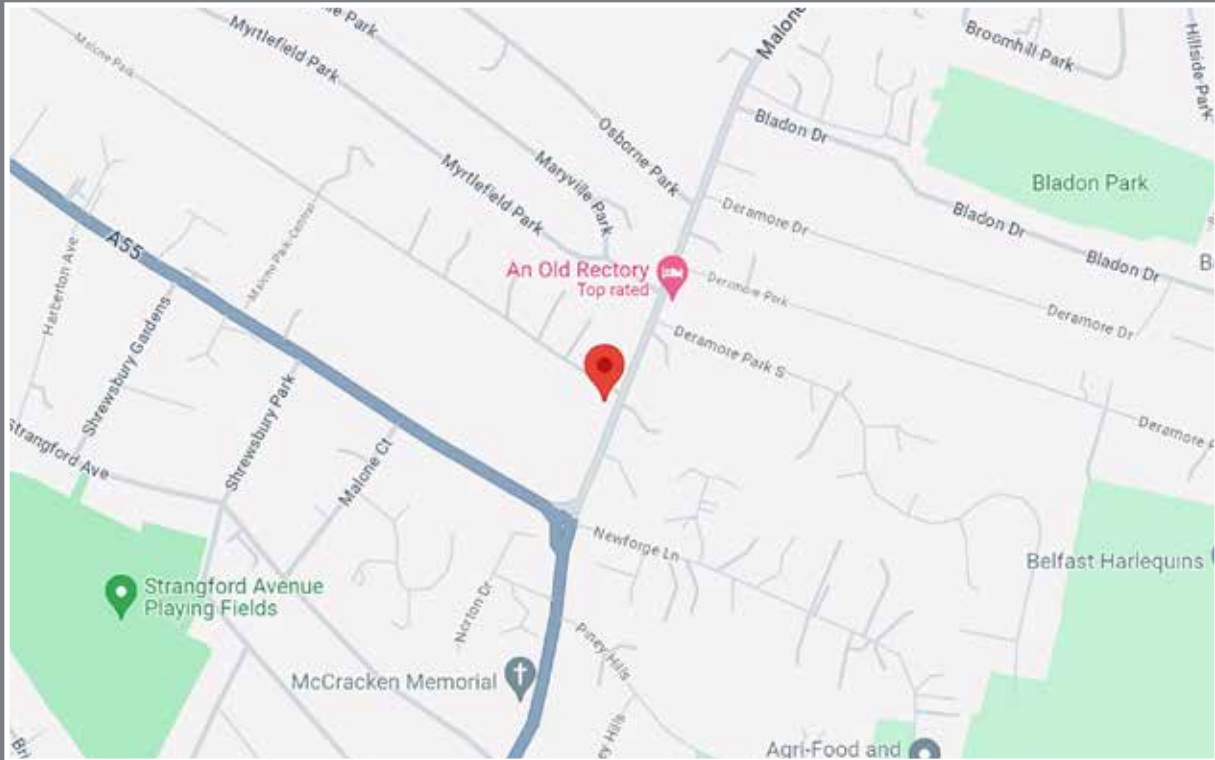


OUTSIDE
Rear Yard, range of storage units. Magnificent site with large gardens to side and patio to rear

ATTACHED GARAGE
19' 8" x 15' 1" (5.99m x 4.6m)



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.



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